



**Address:** [6812 FRANWOOD TERR](#)  
**City:** FORT WORTH  
**Georeference:** 30050-6-16  
**Subdivision:** NORTH MEADOWBROOK ESTATES  
**Neighborhood Code:** 1B010C

**Latitude:** 32.7532162818  
**Longitude:** -97.2123120348  
**TAD Map:** 2084-392  
**MAPSCO:** TAR-080B



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** NORTH MEADOWBROOK  
ESTATES Block 6 Lot 16

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1973

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$190,541

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01938371

**Site Name:** NORTH MEADOWBROOK ESTATES-6-16

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,480

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,940

**Land Acres<sup>\*</sup>:** 0.2281

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

VILLALPANDO LYDIA

**Primary Owner Address:**

6812 FRANWOOD TERR  
FORT WORTH, TX 76112-4204

**Deed Date:** 3/20/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207109057](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIGGS DEBRA	12/30/2005	<a href="#">D206006239</a>	0000000	0000000
ADAIR R M	3/31/2005	<a href="#">D205108598</a>	0000000	0000000
WOODHALL JIMMY;WOODHALL WANDA COOK	3/30/2005	000000000000000	0000000	0000000
WOODALL ROY L EST ETAL JR	10/10/1986	00087140000471	0008714	0000471
WOODALL ROY L	12/31/1900	000000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$140,541	\$50,000	\$190,541	\$185,453
2024	\$140,541	\$50,000	\$190,541	\$168,594
2023	\$133,152	\$40,000	\$173,152	\$153,267
2022	\$120,670	\$35,000	\$155,670	\$139,334
2021	\$108,761	\$25,000	\$133,761	\$126,667
2020	\$123,309	\$25,000	\$148,309	\$115,152

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.