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**Address:** [2601 MEADOWBROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 41120-39-14-30  
**Subdivision:** SYCAMORE HEIGHTS  
**Neighborhood Code:** Auto Sales General

**Latitude:** 32.7440253726  
**Longitude:** -97.28875905  
**TAD Map:** 2060-388  
**MAPSCO:** TAR-078E



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

## PROPERTY DATA

**Legal Description:** SYCAMORE HEIGHTS Block 39  
Lot 14 & N62' 13

**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)

**Site Number:** 80212212

**Site Name:** YESENIA'S AUTO SALES

**Site Class:** ASLtd - Auto Sales-Limited Service Dealership

**Parcels:** 1

**Primary Building Name:** SHOWCASE AUTO SALES / 03067181

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 1,973

**Net Leasable Area<sup>+++</sup>:** 1,973

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,600

**Land Acres<sup>\*</sup>:** 0.2662

**Pool:** N

**State Code:** F1

**Year Built:** 1960

**Personal Property Account:** [14239529](#)

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$174,784

**Protest Deadline Date:** 5/31/2024

<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:**

MENDOZA CARLOS

**Primary Owner Address:**

5817 ARENA CIR  
FORT WORTH, TX 76179-2369

**Deed Date:** 5/12/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221139256](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BADER KHALED NAJI	5/15/2013	<a href="#">D213119513</a>	0000000	0000000
SAADAT HISHAM	9/8/1995	00121040001452	0012104	0001452
TOSTENSEN B L FLYNN;TOSTENSEN LAURA	2/3/1988	00091470000378	0009147	0000378
FLYNN BRENDA LEE ETAL	3/22/1986	00000000000000	0000000	0000000
RHODES PATRICIA ANN ETAL	12/31/1900	00000000000000	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	\$64,700	\$110,084	\$174,784	\$174,784
2024	\$49,715	\$110,085	\$159,800	\$159,800
2023	\$49,716	\$110,084	\$159,800	\$159,800
2022	\$49,716	\$110,084	\$159,800	\$159,800
2021	\$49,716	\$110,084	\$159,800	\$159,800
2020	\$49,716	\$110,084	\$159,800	\$159,800

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

There are no exemptions for this property

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.