



**Address:** [4509 YELLOWLEAF DR](#)  
**City:** FORT WORTH  
**Georeference:** 25580-12-13  
**Subdivision:** MEADOWS ADDITION, THE-FT WORTH  
**Neighborhood Code:** 4S001B

**Latitude:** 32.6299856529  
**Longitude:** -97.3911019296  
**TAD Map:** 2030-348  
**MAPSCO:** TAR-103K



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MEADOWS ADDITION, THE-FT WORTH Block 12 Lot 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)

**State Code:** A  
**Year Built:** 1983  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03113469  
**Site Name:** MEADOWS ADDITION, THE-FT WORTH-12-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,624  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,540  
**Land Acres<sup>\*</sup>:** 0.1960  
**Pool:** N

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
TRICON SFR 2020-2 BORROWER LLC  
**Primary Owner Address:**  
15771 RED HILL AVE  
TUSTIN, CA 92780-7303

**Deed Date:** 11/11/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220302920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2016-1 BORROWER LLC	10/25/2016	<a href="#">D216251785</a>		
TAH HOLDING LP	4/15/2015	<a href="#">D215078548</a>		
BLTREJV3 DALLAS LLC	2/4/2014	<a href="#">D214030105</a>	0000000	0000000
LADD VICKI	10/1/2003	<a href="#">D203377707</a>	0000000	0000000
THOMPSON DEAN M	1/14/1998	00130490000396	0013049	0000396
THOMPSON CAROLYN;THOMPSON DEAN M	4/4/1986	00085060001998	0008506	0001998
RASH GAIL J;RASH GEORGE E	4/11/1983	00074830001203	0007483	0001203

## 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	\$156,250	\$50,000	\$206,250	\$206,250
2024	\$181,000	\$50,000	\$231,000	\$231,000
2023	\$206,389	\$50,000	\$256,389	\$256,389
2022	\$164,813	\$40,000	\$204,813	\$204,813
2021	\$145,387	\$40,000	\$185,387	\$185,387
2020	\$120,127	\$40,000	\$160,127	\$160,127

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.