



Address: [4401 YELLOWLEAF DR](#)
City: FORT WORTH
Georeference: 25580-12-19
Subdivision: MEADOWS ADDITION, THE-FT WORTH
Neighborhood Code: 4S001B

Latitude: 32.6299801809
Longitude: -97.3897049963
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 19

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 03113523
Site Name: MEADOWS ADDITION, THE-FT WORTH-12-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,170
Percent Complete: 100%
Land Sqft^{*}: 9,200
Land Acres^{*}: 0.2112
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

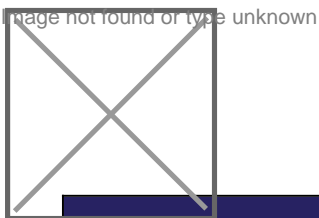
Current Owner:

SERIES WP - RUTLAND, A SEPARATE SERIES OF WALLER

Primary Owner Address:

2316 HILLGROVE CT
MANSFIELD, TX 76063

Deed Date: 11/10/2021
Deed Volume: PROPERTY SERIES LLC
Deed Page:
Instrument: [D221348075](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALLER BILL	7/18/2014	D214154149	0000000	0000000
INVESTMENTS TEXAS REGAL LLC	12/11/2006	D206407691	0000000	0000000
MUSGRAVE WANYE II;MUSGRAVE WAYNE	11/21/2006	D206374163	0000000	0000000
INVESTMENTS TEXAS REGAL LLC	9/13/2005	D205282296	0000000	0000000
PRUDENTIAL RELOCATION INC	5/4/2005	D205125293	0000000	0000000
DAY DERRICK D;DAY MELISSA S	7/16/1997	00128430000028	0012843	0000028
LABAR LAUREN MARY;LABAR PAUL	10/8/1987	00090990000331	0009099	0000331
DALLINGER GLENN R;DALLINGER LINDA	6/1/1983	00075210001013	0007521	0001013

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 ⁺
2025	\$183,910	\$50,000	\$233,910	\$233,910
2024	\$232,000	\$50,000	\$282,000	\$282,000
2023	\$238,000	\$50,000	\$288,000	\$288,000
2022	\$198,000	\$40,000	\$238,000	\$238,000
2021	\$186,000	\$40,000	\$226,000	\$226,000
2020	\$146,004	\$40,000	\$186,004	\$186,004

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.