



Address: [4520 YELLOWLEAF DR](#)
City: FORT WORTH
Georeference: 25580-13-17
Subdivision: MEADOWS ADDITION, THE-FT WORTH
Neighborhood Code: 4S001B

Latitude: 32.6304620449
Longitude: -97.3916445496
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 13 Lot 17

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: 03113833

Site Name: MEADOWS ADDITION, THE-FT WORTH-13-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,838

Percent Complete: 100%

Land Sqft^{*}: 8,040

Land Acres^{*}: 0.1845

Pool: N

State Code: A

Year Built: 1982

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Notice Sent Date: 4/15/2025

Notice Value: \$338,926

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CHAVEZ ELIZABETH

Primary Owner Address:

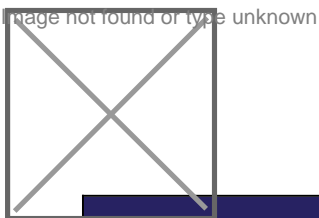
4520 YELLOWLEAF DR
FORT WORTH, TX 76133

Deed Date: 4/11/2018

Deed Volume:

Deed Page:

Instrument: [D218077877](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRIVENI HOMES LLC	2/23/2018	D218040288		
HOPKINS KENNETH N	8/10/2006	D206260061	0000000	0000000
SAUNDERS JOHNNY;SAUNDERS JOY K	7/5/2000	00144190000431	0014419	0000431
BROM CHARLES M;BROM VIVIAN M	3/9/1992	00105640002021	0010564	0002021
WILSON MYRTLE	12/31/1900	00073340001637	0007334	0001637

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	\$288,926	\$50,000	\$338,926	\$338,926
2024	\$288,926	\$50,000	\$338,926	\$309,158
2023	\$284,519	\$50,000	\$334,519	\$281,053
2022	\$219,065	\$40,000	\$259,065	\$255,503
2021	\$207,619	\$40,000	\$247,619	\$232,275
2020	\$171,159	\$40,000	\$211,159	\$211,159

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.