



**Address:** [6733 DANDELION DR](#)  
**City:** FORT WORTH  
**Georeference:** 40689-4-24R  
**Subdivision:** SUMMERFIELDS EAST ADDITION  
**Neighborhood Code:** 3K2000

**Latitude:** 32.8630311815  
**Longitude:** -97.2845692965  
**TAD Map:** 2066-432  
**MAPSCO:** TAR-036X



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

## PROPERTY DATA

**Legal Description:** SUMMERFIELDS EAST  
ADDITION Block 4 Lot 24R

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05120845

**Site Name:** SUMMERFIELDS EAST ADDITION-4-24R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,236

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,925

**Land Acres<sup>\*</sup>:** 0.1130

**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:**

YAYAEI REAL ESTATE LLC

**Primary Owner Address:**

1999 BRYAN ST STE 900  
DALLAS, TX 75201

**Deed Date:** 1/11/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216007609](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILL RANDY THOMAS	7/12/2005	<a href="#">D205386169</a>	0000000	0000000
LEPORI AMY J;LEPORI DAVID R	6/9/2001	00000000000000	0000000	0000000
EADS AMY J ETAL D R LE PORI	2/28/2001	00147620000088	0014762	0000088
LEDFOORD CINDY D;LEDFOORD MIKE E	10/24/1996	00125610000770	0012561	0000770
SIMMONS FIRST NATL BANK	6/4/1996	00123970000748	0012397	0000748
RODRIGUEZ F;RODRIGUEZ LUCINO JR	12/11/1989	00097870002252	0009787	0002252
SECRETARY OF HUD	3/8/1989	00096690002209	0009669	0002209
CTX MORTGAGE CO	3/7/1989	00095430001023	0009543	0001023
DECOOPMAN LIANN;DECOOPMAN THOMAS	7/1/1985	00082300001821	0008230	0001821
FOX & JACOBS INC	1/17/1984	00077260002081	0007726	0002081
CAMBRIDGE COMPANIES INC	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	\$203,471	\$45,000	\$248,471	\$248,471
2024	\$203,471	\$45,000	\$248,471	\$248,471
2023	\$207,291	\$45,000	\$252,291	\$252,291
2022	\$179,240	\$35,000	\$214,240	\$214,240
2021	\$155,419	\$35,000	\$190,419	\$190,419
2020	\$129,899	\$35,000	\$164,899	\$164,899

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

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## Tarrant Appraisal District Property Information | PDF

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.