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**Address:** [209 YUCHI TR N](#)  
**City:** FORT WORTH  
**Georeference:** 41480--56  
**Subdivision:** TEJAS TRAILS ADDITION  
**Neighborhood Code:** 2W300W

**Latitude:** 32.7657353695  
**Longitude:** -97.509754339  
**TAD Map:** 1994-396  
**MAPSCO:** TAR-058Q



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

## PROPERTY DATA

**Legal Description:** TEJAS TRAILS ADDITION Lot  
56 PER PLAT B1345

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$469,055

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

**Site Number:** 06871518

**Site Name:** TEJAS TRAILS ADDITION-56

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,774

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 30,056

**Land Acres<sup>\*</sup>:** 0.6900

**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:**

TANNER BETTY J  
TANNER DAVID W

**Primary Owner Address:**

209 YUCHI TR N  
FORT WORTH, TX 76108-4246

**Deed Date:** 1/19/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210017715](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TANNER DAVID W;TANNER STEVEN L T	7/9/2009	000000000000000	0000000	0000000
TANNER EMMA JANE ESTATE	10/10/2005	<a href="#">D205325444</a>	0000000	0000000
HORN LORETTA;HORN RONNIE	1/1/1995	000000000000000	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	\$400,055	\$69,000	\$469,055	\$432,384
2024	\$400,055	\$69,000	\$469,055	\$393,076
2023	\$424,125	\$69,000	\$493,125	\$357,342
2022	\$380,123	\$69,000	\$449,123	\$324,856
2021	\$333,952	\$67,500	\$401,452	\$295,324
2020	\$299,797	\$67,500	\$367,297	\$268,476

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.