



Address: [248 FRENCHPARK DR](#)
City: FORT WORTH
Georeference: 44563-8-25
Subdivision: VANN TRACT
Neighborhood Code: 22200L

Latitude: 32.9360550137
Longitude: -97.3645714316
TAD Map: 2036-460
MAPSCO: TAR-020J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VANN TRACT Block 8 Lot 25

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A
Year Built: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$356,977
Protest Deadline Date: 5/24/2024

Site Number: 800072249
Site Name: VANN TRACT Block 8 Lot 25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,746
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

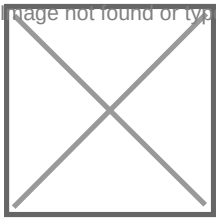
+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
YADAV RAJESH KUMAR
YADAV KIRAN
Primary Owner Address:
2300 COVEY CT
LITTLE ELM, TX 75068

Deed Date: 5/23/2024
Deed Volume:
Deed Page:
Instrument: [D224091667](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON	8/14/2023	D223148714		



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	\$262,000	\$75,000	\$337,000	\$337,000
2024	\$0	\$52,500	\$52,500	\$52,500
2023	\$0	\$31,500	\$31,500	\$31,500
0	\$0	\$0	\$0	\$0

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.