



Address: [2609 SOUTH MEADOW DR](#)
City: FORT WORTH
Georeference: 39545-13-11
Subdivision: SOUTH MEADOW ADDITION
Neighborhood Code: 4S350E

Latitude: 32.6407001639
Longitude: -97.3597530494
TAD Map: 2042-352
MAPSCO: TAR-104E



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

PROPERTY DATA

Legal Description: SOUTH MEADOW ADDITION
Block 13 Lot 11

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: 1984

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988) **Pool:** N

Protest Deadline Date: 5/15/2025

Site Number: 05108233

Site Name: SOUTH MEADOW ADDITION-13-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,635

Percent Complete: 100%

Land Sqft^{*}: 6,947

Land Acres^{*}: 0.1594

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:
YAMASA CO LTD
Primary Owner Address:
PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 9/26/2019
Deed Volume:
Deed Page:
Instrument: [D219223513](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOATES WENDYL	9/24/2018	D218215155		
FOREMAN SHIRLEY	4/13/2004	D204115485	0000000	0000000
LA CRUZ JILL;LA CRUZ MICKEL D	6/20/1996	00124160000624	0012416	0000624
ALVAREZ GLORIA;ALVAREZ HUMBERTO	10/14/1987	00091060000315	0009106	0000315
SECRETARY OF HUD	11/19/1986	00089600000713	0008960	0000713
ALLIANCE MORTGAGE CO	11/18/1986	00087540001307	0008754	0001307
CLINTON GARRY;CLINTON VARNETTE J	11/19/1984	00080110000339	0008011	0000339
HARFIN PARTNERSHIP	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$210,000	\$30,000	\$240,000	\$240,000
2023	\$222,000	\$30,000	\$252,000	\$252,000
2022	\$178,341	\$30,000	\$208,341	\$208,341
2021	\$128,400	\$30,000	\$158,400	\$158,400
2020	\$135,000	\$30,000	\$165,000	\$165,000

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.