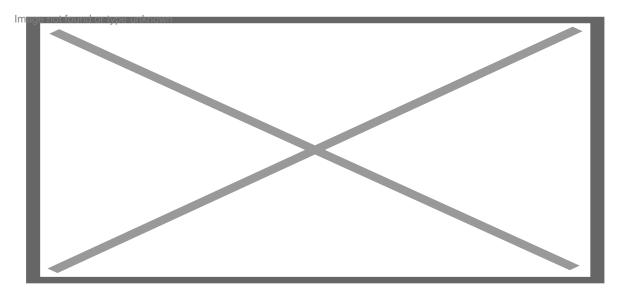


# Tarrant Appraisal District Property Information | PDF Account Number: 06887562

## Address: 6912 MESA DR

City: FORT WORTH Georeference: 20717-14-23 Subdivision: HULEN BEND ESTATES ADDITION Neighborhood Code: 4S130G Latitude: 32.6571364297 Longitude: -97.4122284916 TAD Map: 2024-360 MAPSCO: TAR-088Z





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

### **PROPERTY DATA**

#### Legal Description: HULEN BEND ESTATES ADDITION Block 14 Lot 23

#### Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CROWLEY ISD (912) State Code: A Year Built: 1997 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 06887562 Site Name: HULEN BEND ESTATES ADDITION-14-23 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,115 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,524 Land Acres<sup>\*</sup>: 0.1727 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: XUE YANQI Primary Owner Address: 6912 MESA DR FORT WORTH, TX 76132

Deed Date: 5/7/2015 Deed Volume: Deed Page: Instrument: D215098783

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBINSON BARRY L	10/26/2004	D204349635	000000	0000000
CUPERMAN BEN;CUPERMAN BIANCA	7/24/2001	00150430000474	0015043	0000474
JENKINS ALICIA; JENKINS JEROLD F	10/7/1997	00129450000542	0012945	0000542
PERRY HOMES	1/1/1997	00127150001299	0012715	0001299
LUMBERMENS INV CORP	1/1/1995	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$294,887	\$50,000	\$344,887	\$344,887
2023	\$296,343	\$50,000	\$346,343	\$346,343
2022	\$246,016	\$50,000	\$296,016	\$296,016
2021	\$211,113	\$50,000	\$261,113	\$261,113
2020	\$185,144	\$50,000	\$235,144	\$235,144

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.