

LOCATION

Address: [3 LEONARD TR](#)
City: WESTWORTH VILLAGE
Georeference: 23827-6-3
Subdivision: LEONARD OAKS
Neighborhood Code: A4C060A

Latitude: 32.7577973031
Longitude: -97.4213955255
TAD Map: 2024-396
MAPSCO: TAR-060Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LEONARD OAKS Block 6 Lot 3

Jurisdictions:

WESTWORTH VILLAGE (032)
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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40570401

Site Name: LEONARD OAKS-6-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,660

Percent Complete: 100%

Land Sqft^{*}: 2,094

Land Acres^{*}: 0.0480

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:

YAMAGATA HARVEY H

YAMAGATA MARY H

Primary Owner Address:

3 LEONARD TRL

WESTWORTH VILLAGE, TX 76114

Deed Date: 12/15/2022

Deed Volume:

Deed Page:

Instrument: [D222288087](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POPPE KENNETH;POPPE MELBA	7/17/2015	D215162735		
ROLLER MELBA	7/11/2010	D211282290	0000000	0000000
ROLLER JAMES V;ROLLER MELBA	6/21/2007	D207221311	0000000	0000000
CROCKETT NATIONAL BANK	4/3/2007	D207122195	0000000	0000000
SHATTO DEBORAH K;SHATTO JIMMY R	8/11/2004	D204253485	0000000	0000000
FAIRWAYS AT SHADY OAKS LTD	8/6/2004	D204253484	0000000	0000000
SHADY OAKS PARNTERS LTD	1/1/2004	0000000000000000	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	\$554,716	\$52,250	\$606,966	\$606,966
2023	\$557,245	\$52,250	\$609,495	\$609,495
2022	\$447,811	\$52,250	\$500,061	\$477,556
2021	\$381,892	\$52,250	\$434,142	\$434,142
2020	\$383,572	\$52,250	\$435,822	\$435,822

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.