

## LOCATION

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**Address:** [4308 MEADOWKNOLL DR](#)

**City:** FORT WORTH

**Georeference:** 14678E-10-16

**Subdivision:** FOX RUN ADDITION-FORT WORTH

**Neighborhood Code:** 4S002A

**Latitude:** 32.6128594692

**Longitude:** -97.3866479459

**TAD Map:** 2030-344

**MAPSCO:** TAR-103T



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** FOX RUN ADDITION-FORT WORTH Block 10 Lot 16

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07568010

**Site Name:** FOX RUN ADDITION-FORT WORTH-10-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,583

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

YAMASA CO LTD

**Primary Owner Address:**

P O BOX 4090  
SCOTTSDALE, AZ 85261

**Deed Date:** 11/18/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223208046](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUREAUX BRANDON;TABB CUREAUX TANZANIA	10/11/2021	<a href="#">D221310386</a>		
CUREAUX BRANDON ETAL	3/14/2006	00000000000000	0000000	0000000
ORNELAS IMELDA;ORNELAS LAZARO L	9/27/2001	00151780000488	0015178	0000488
CENTEX HOMES	1/1/2000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$215,000	\$50,000	\$265,000	\$265,000
2023	\$285,673	\$50,000	\$335,673	\$335,673
2022	\$236,588	\$35,000	\$271,588	\$271,588
2021	\$201,506	\$35,000	\$236,506	\$236,506
2020	\$176,996	\$35,000	\$211,996	\$211,996

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.