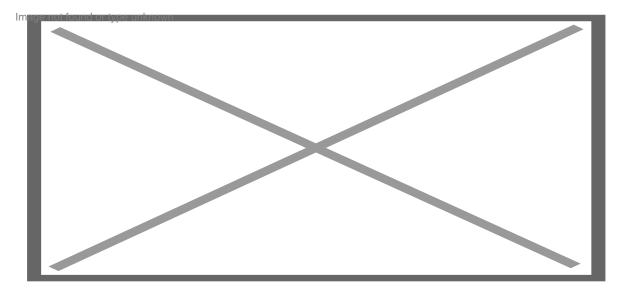


Tarrant Appraisal District Property Information | PDF Account Number: 00391034

Address: <u>3124 TOWNSEND DR</u>

City: FORT WORTH Georeference: 6050-4-12 Subdivision: BYERS & MCCART ADDITION Neighborhood Code: MED-South Tarrant County General Latitude: 32.7053172617 Longitude: -97.3494748411 TAD Map: 2042-376 MAPSCO: TAR-076Y





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

PROPERTY DATA

Legal Description: BYERS & MCCAR Block 4 Lot 12 THRU 17	RT ADDITION			
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DIST TARRANT COUNTY HOSPITAL (22) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905)	Site Number: 80033695 Site Name: TALECRIS PLASMA CENTER ASite Class: MEDOff - Medical-Office Parcels: 1 Primary Building Name: TALECRIS PLASMA CENTER / 00391034			
State Code: F1	Primary Building Type: Commercial			
Year Built: 1962	Gross Building Area ⁺⁺⁺ : 10,562			
Personal Property Account: N/A	Net Leasable Area ⁺⁺⁺ : 8,854			
Agent: INTEGRATAX (00753) Protest Deadline Date: 5/15/2025	Percent Complete: 100% Land Sqft [*] : 38,018 Land Acres [*] : 0.8727			
* This represents one of a hierarchy of possible values ranked in the following order: Recorded,	Pool: N			

03-14-2025

Computed, System, Calculated.



OWNER INFORMATION

Current Owner: BERRY STREET PO LLC

Primary Owner Address: 2610 FAIRMOUNT ST DALLAS, TX 75201 Deed Date: 4/10/2024 Deed Volume: Deed Page: Instrument: D224061538

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SJJ-WEST BERRY LLC	4/12/2021	D221100448		
NOVA SOUTH DEVELOPMENT LP	9/19/2000	00145660000497	0014566	0000497
MARKSAM ASSOC	12/31/1900	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	\$971,963	\$228,108	\$1,200,071	\$1,200,000
2023	\$771,892	\$228,108	\$1,000,000	\$1,000,000
2022	\$771,892	\$228,108	\$1,000,000	\$1,000,000
2021	\$941,892	\$228,108	\$1,170,000	\$1,170,000
2020	\$1,018,519	\$228,108	\$1,246,627	\$1,246,627

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.