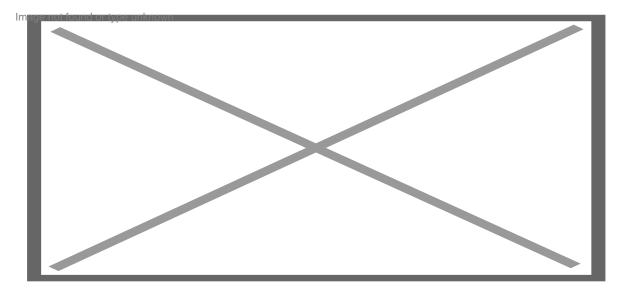


Tarrant Appraisal District Property Information | PDF Account Number: 01106228

Address: <u>1621 CALIFORNIA PKWY N</u> City: FORT WORTH

Georeference: 16245-34-A2-A Subdivision: GREENBRIAR ADDITION-FT WORTH Neighborhood Code: Auto Care General Latitude: 32.6650105501 Longitude: -97.3446464048 TAD Map: 2042-360 MAPSCO: TAR-090U





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

PROPERTY DATA

Legal Description: GREENBRIAR ADD WORTH Block 34 Lot A2	DITION-FT		
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTR TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905)	Site Number: 80093116 Site Name: TRANSMISSION MASTERS Site Class: ACRepair - Auto Care-Repair Garage Parcels: 1 Primary Building Name: TRANSMISSION MASTERS / 01106228		
State Code: F1	Primary Building Type: Commercial		
Year Built: 1964	Gross Building Area ⁺⁺⁺ : 1,709		
Personal Property Account: N/A	Net Leasable Area ⁺⁺⁺ : 1,709		
Agent: OCONNOR & ASSOCIATES (00 Protest Deadline Date: 5/15/2025	Land Sqft*: 33,180		
+++ Rounded.	Land Acres [*] : 0.7617		
* This represents one of a hierarchy of possible values ranked in the following order: Recorded,	Pool: N		

Computed, System, Calculated.





Current Owner: QAREM FADI

Primary Owner Address: 1804 TRINITY HILL MESQUITE, TX 75181 Deed Date: 6/6/2017 Deed Volume: Deed Page: Instrument: D217128860

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KING MITZI S;KING RANDALL G EST	3/26/1997	00127180000900	0012718	0000900
CAMERON SHROPSHIRE TRUST #1	2/28/1991	00101970002025	0010197	0002025
SHROPSHIRE CAMERON E	12/31/1900	000000000000000	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	\$47,280	\$132,720	\$180,000	\$180,000
2023	\$47,280	\$132,720	\$180,000	\$180,000
2022	\$47,280	\$132,720	\$180,000	\$180,000
2021	\$47,280	\$132,720	\$180,000	\$180,000
2020	\$60,280	\$132,720	\$193,000	\$193,000

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.