



Address: [1417 EVANS AVE](#)
City: FORT WORTH
Georeference: 16390-1-5
Subdivision: GREENWOOD SUB #3 EVANS S OF 12
Neighborhood Code: Food Service General

Latitude: 32.7283785878
Longitude: -97.3180440833
TAD Map: 2054-384
MAPSCO: TAR-077K



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

PROPERTY DATA

Legal Description: GREENWOOD SUB #3 EVANS
S OF 12 Block 1 Lot 5 & 6A

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

Site Number: 80742645
Site Name: SMOKE A HOLICS BBQ
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: SMOKE A HOLICS BBQ / 01137107
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 1,122
Net Leasable Area⁺⁺⁺: 1,122
Percent Complete: 100%
Land Sqft^{*}: 7,030
Land Acres^{*}: 0.1613
Pool: N

State Code: F1

Year Built: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:
GROUND REHEARSAL LLC
Primary Owner Address:
1417 EVANS AVE
FORT WORTH, TX 76104

Deed Date: 3/12/2018
Deed Volume:
Deed Page:
Instrument: [D218052577](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TIERS OF JOY CAKERY LLC	9/21/2015	D215216364		
HAYNES ROSS E JR	6/10/2013	DEATH CERT		
HAYNES DELESSA EST ROSS E J	7/7/2006	D206258677	0000000	0000000
HAYNES DELESSA	8/12/1998	00133760000253	0013376	0000253
HAYNES ROSS E JR	7/18/1996	00124430000514	0012443	0000514
FORT WORTH CITY OF ETAL	5/4/1993	00111030001240	0011103	0001240
SCOTT MARDECIA T	12/31/1900	00023430000520	0002343	0000520

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	\$120,901	\$79,099	\$200,000	\$170,400
2023	\$62,901	\$79,099	\$142,000	\$142,000
2022	\$50,901	\$79,099	\$130,000	\$130,000
2021	\$46,901	\$79,099	\$126,000	\$126,000
2020	\$92,603	\$33,397	\$126,000	\$126,000

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.