



Address: [3206 DEEN RD](#)
City: FORT WORTH
Georeference: 22220-1-14
Subdivision: KARRENS DIAMOND HILL ADDITION
Neighborhood Code: Service Station General

Latitude: 32.8023460398
Longitude: -97.3255676778
TAD Map: 2048-412
MAPSCO: TAR-063A



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

PROPERTY DATA

Legal Description: KARRENS DIAMOND HILL
ADDITION Block 1 Lot 14

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)

State Code: F1

Year Built: 1967

Personal Property Account: [14981781](#)

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 80117376

Site Name: MCCLOUD FOOD STORE

Site Class: SSMiniMart - Svc Station-Mini Mart with Fuel

Parcels: 1

Primary Building Name: MCCLOUD FOOD STORE / 01476009

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 1,860

Net Leasable Area⁺⁺⁺: 1,860

Percent Complete: 100%

Land Sqft^{*}: 11,745

Land Acres^{*}: 0.2696

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:
OM NEPASTAR LLC
Primary Owner Address:
1936 POTRILLO LN
FORT WORTH, TX 76131

Deed Date: 7/21/2022
Deed Volume:
Deed Page:
Instrument: [D222185607](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
R RAHEENA INC	12/22/2010	D210316331	0000000	0000000
HAIDER EIJAZ ETAL	12/21/2010	D210316332	0000000	0000000
HAIDER EIJAZ;HAIDER MSALIM HYDER	4/23/1997	00127450000225	0012745	0000225
MCCLOUD BENNIE;MCCLOUD LONNIE	8/29/1986	00086660000805	0008666	0000805
SECOND CHANCE INC	8/28/1986	00086660000801	0008666	0000801
FLETCHER DAVID A;FLETCHER PATRICA	12/17/1985	00084000001674	0008400	0001674
GRAHAM WOODROW	2/10/1983	00074430002165	0007443	0002165
HALTOM CITY STATE BANK	12/31/1900	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$177,703	\$35,235	\$212,938	\$212,938
2023	\$175,781	\$35,235	\$211,016	\$211,016
2022	\$145,903	\$35,235	\$181,138	\$181,138
2021	\$138,812	\$35,235	\$174,047	\$174,047
2020	\$139,385	\$35,235	\$174,620	\$174,620

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.