

Tarrant Appraisal District

Property Information | PDF

Account Number: 01900994

Address: <u>1406 N MAIN ST</u>
City: FORT WORTH

Georeference: 15780-58-11-30

**Subdivision:** GOOGINS SUBDIVISION **Neighborhood Code:** Food Service General

Latitude: 32.7784066442 Longitude: -97.34680961 TAD Map: 2042-404 MAPSCO: TAR-062Q





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

## PROPERTY DATA

**Legal Description:** GOOGINS SUBDIVISION Block 58 Lot 11 & N PT LT 1 BLK 58 NO FT WORTH

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
Site Number: 80148190
TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) Site Class: FSRest - Food Service-Full Service Restaurant

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905)

State Code: F1 Year Built: 1918

Personal Property Account: <u>10060715</u>

Agent: INTEGRATAX (00753)
Protest Deadline Date: 5/15/2025

+++ Rounded.

Primary Building Name: BYBLOS / 01900994

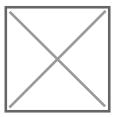
Primary Building Type: Commercial Gross Building Area\*\*\*: 7,934
Net Leasable Area\*\*\*: 7,934
Percent Complete: 100%

Land Sqft\*: 4,465 Land Acres\*: 0.1025

\* This represents one of a hierarchy of possible values ranked Pool: N

in the following order: Recorded, Computed, System, Calculated.

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## **OWNER INFORMATION**

**Current Owner:** 

NSL PROPERTY HOLDINGS LLC

Primary Owner Address:

1455 W TRINITY MILLS RD CARROLLTON, TX 75006

**Deed Date: 4/2/2024** 

Deed Volume:

Deed Page:

Instrument: D224070017

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RHIMA HORTENCIA	4/2/2024	D224057376		
RHIMA HORTENCIA TR	10/2/1990	00100670001910	0010067	0001910
HEDARY INVESTMENTS INC	12/8/1986	00087910000836	0008791	0000836
HEDARY JOSEPH A;HEDARY SUSAN	9/12/1985	00083050000641	0008305	0000641
KELLY FERN;KELLY MICHAEL	9/11/1985	00082050000642	0008205	0000642
MICHAEL M KELLY	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. <u>Tarrant County Tax Office Account Information</u>.

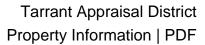
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$719,675	\$22,325	\$742,000	\$742,000
2023	\$701,873	\$22,325	\$724,198	\$724,198
2022	\$434,481	\$22,325	\$456,806	\$456,806
2021	\$1,744,974	\$22,325	\$1,767,299	\$1,767,299
2020	\$1,721,965	\$22,325	\$1,744,290	\$1,744,290

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.





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.

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