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Address: [1009 E SEMINARY DR](#)

City: FORT WORTH

Georeference: 39645-1-1F

Subdivision: SOUTHLAND TERRACE ADDITION

Neighborhood Code: MED-South Tarrant County General

Latitude: 32.6847484895

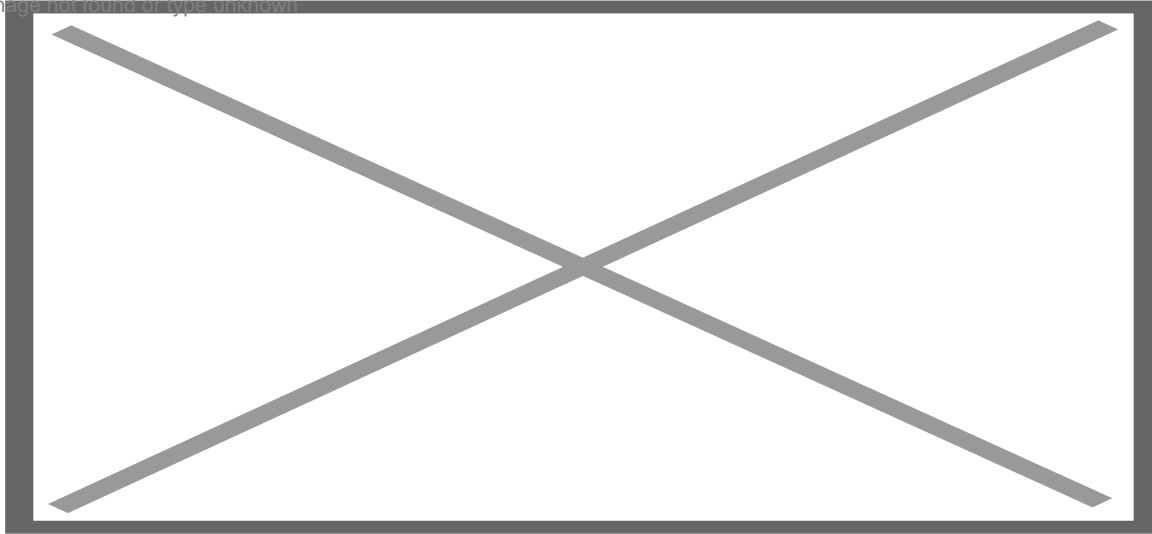
Longitude: -97.3169326038

TAD Map: 2054-368

MAPSCO: TAR-091K



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

PROPERTY DATA

Legal Description: SOUTHLAND TERRACE
ADDITION Block 1 Lot 1F

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: 1977

Personal Property Account: [12005606](#)

Agent: RYAN LLC (00320)

Protest Deadline Date: 5/15/2025

Site Number: 80204856

Site Name: SMILEY DENTAL

Site Class: MEDDentalOff - Medical- Dental Office

Parcels: 1

Primary Building Name: SMILEY DENTAL / 02861062

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,656

Net Leasable Area⁺⁺⁺: 2,656

Percent Complete: 100%

Land Sqft^{*}: 30,000

Land Acres^{*}: 0.6887

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:
SINGEL PROPERTY ONE LLC
Primary Owner Address:
6221 E GARLAND AVE
FRESNO, CA 93727

Deed Date: 2/26/2024
Deed Volume:
Deed Page:
Instrument: [D224035604](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J T FORT WORTH LLC	10/13/2021	D221300954		
J T REALTY INC	9/26/2006	D206330210	0000000	0000000
KFC US PROPERTIES INC	8/15/2003	D203400966	0000000	0000000
LOJON PROPERTY II LLC	9/27/2000	00146020000548	0014602	0000548
LOJON PROPERTY LLC	9/1/1999	00140320000299	0014032	0000299
LONG JOHN SILVER'S #5220	12/31/1900	00092750000890	0009275	0000890

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	\$321,003	\$90,000	\$411,003	\$402,000
2023	\$245,000	\$90,000	\$335,000	\$335,000
2022	\$211,721	\$90,000	\$301,721	\$301,721
2021	\$211,721	\$90,000	\$301,721	\$301,721
2020	\$211,721	\$90,000	\$301,721	\$301,721

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.