



**Address:** [520 W SEMINARY DR](#)  
**City:** FORT WORTH  
**Georeference:** 39570-8-29  
**Subdivision:** SOUTH SIDE ADDITION-FT WORTH  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.6851831252  
**Longitude:** -97.3301137247  
**TAD Map:** 2048-368  
**MAPSCO:** TAR-091J



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

## PROPERTY DATA

**Legal Description:** SOUTH SIDE ADDITION-FT WORTH Block 8 Lot 29 & 30

**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:** 1970

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 80205933

**Site Name:** Rancho Semental Western Store / 80205933

**Site Class:** RETGen - Retail-General/Specialty

**Parcels:** 2

**Primary Building Name:** Rancho Semental/ 02892987

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,000

**Land Acres<sup>\*</sup>:** 0.2295

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



### OWNER INFORMATION

**Current Owner:**  
MJT LLC  
**Primary Owner Address:**  
11010 GRISSOM LN  
DALLAS, TX 75229

**Deed Date:** 1/31/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224017636](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
3BIG LLC	6/28/2018	<a href="#">D218142743</a>		
BEW FINANCING INC	5/3/2001	00148720000317	0014872	0000317
LEAVITT GAYLE	10/18/1996	00125810001048	0012581	0001048
LIVINGSTON CONNIE	10/9/1991	00104910002051	0010491	0002051
LIVINGSTON CONNIE ETAL	7/1/1991	00103760001401	0010376	0001401
BUTLER'S ANTIQUES & UNIQUES	8/5/1985	00082650000065	0008265	0000065
SCHUSTER MARK	3/23/1983	00074700000546	0007470	0000546

### 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$0	\$40,000	\$40,000	\$40,000
2023	\$0	\$40,000	\$40,000	\$40,000
2022	\$0	\$40,000	\$40,000	\$40,000
2021	\$6,500	\$40,000	\$46,500	\$46,500
2020	\$30,368	\$40,000	\$70,368	\$70,368

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

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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.