

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02892979

Address: 520 W SEMINARY DR

City: FORT WORTH Georeference: 39570-8-29

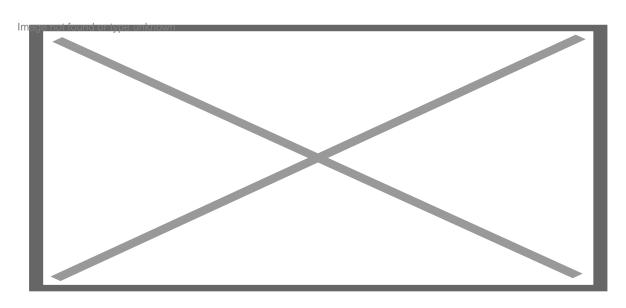
Subdivision: SOUTH SIDE ADDITION-FT WORTH

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

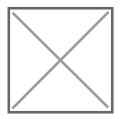
Primary Building Type: Commercial

Gross Building Area+++: 0 Net Leasable Area+++: 0 Percent Complete: 100%

**Land Sqft**\*: 10,000 Land Acres\*: 0.2295

\* This represents one of a hierarchy of possible values ranked in **Pool:** N the following order: Recorded, Computed, System, Calculated.

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## **OWNER INFORMATION**

Current Owner: Deed Date: 1/31/2024
MJT LLC

Primary Owner Address:
11010 GRISSOM LN

Deed Volume:
Deed Page:

DALLAS, TX 75229 Instrument: <u>D224017636</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
3BIG LLC	6/28/2018	D218142743		
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*
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.

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<sup>+</sup> 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.

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