



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

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:
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 | 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.

+ 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.