

Tarrant Appraisal District Property Information | PDF Account Number: 04676955

Address: 5159 WICHITA ST

City: FORT WORTHLongitude: -97.Georeference: 19180-5-14ATAD Map: 2066Subdivision: HORTON, V R SUBDIVISIONMAPSCO: TARNeighborhood Code: RET-Southeast Fort Worth/Everman/Forest Hill General

Latitude: 32.683930669 Longitude: -97.2796080716 TAD Map: 2066-368 MAPSCO: TAR-092K



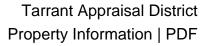


This map, content, and location of property is provided by Google Services.

PROPERTY DATA

| Legal Description: HORTON, V R SUBDI Block 5 Lot 14A | VISION |
|---|---|
| Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRIC TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) | Site Number: 80877581 Site Name: SHOPPING CENTER (223) Site Class: RETNBHD - Retail-Neighborhood Shopping Center Parcels: 3 Primary Building Name: SINGLE TENANT RETAIL / 04676955 |
| State Code: F1 | Primary Building Type: Commercial |
| Year Built: 1962 | Gross Building Area ⁺⁺⁺ : 28,496 |
| Personal Property Account: Multi | Net Leasable Area ⁺⁺⁺ : 27,700 |
| Agent: RYAN LLC (00320) Protest Deadline Date: 5/15/2025 | Percent Complete: 100% Land Sqft [*] : 95,526 |
| +++ Rounded. | Land Acres [*] : 2.1929 |
| * This represents one of a hierarchy of possible values | Pool: N |

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





Current Owner: CNKJ LLC

Primary Owner Address: 2031 REMINGTON DR IRVING, TX 75063 Deed Date: 4/16/2010 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D210149416

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|---|-------------|-----------|
| KIM JAY | 12/26/2002 | 00162730000314 | 0016273 | 0000314 |
| GROCERS SUPPLY CO INC | 5/7/1998 | 00132180000118 | 0013218 | 0000118 |
| MARBREN FT WORTH LTD PRTNRSHP | 11/30/1993 | 00113580001987 | 0011358 | 0001987 |
| BARTON INV CO ETAL | 6/7/1988 | 00093090001916 | 0009309 | 0001916 |
| SAFEWAY STORES INC #346 | 12/31/1900 | 000000000000000000000000000000000000000 | 000000 | 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 | \$2,217,896 | \$382,104 | \$2,600,000 | \$2,600,000 |
| 2023 | \$2,033,896 | \$382,104 | \$2,416,000 | \$2,416,000 |
| 2022 | \$1,735,896 | \$382,104 | \$2,118,000 | \$2,118,000 |
| 2021 | \$1,667,896 | \$382,104 | \$2,050,000 | \$2,050,000 |
| 2020 | \$1,567,896 | \$382,104 | \$1,950,000 | \$1,950,000 |

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.