



**Address:** [2601 E BELKNAP ST](#)  
**City:** FORT WORTH  
**Georeference:** 28160-13-1-30  
**Subdivision:** NIES & ROUSE ADDITION  
**Neighborhood Code:** Auto Care General

**Latitude:** 32.7700833985  
**Longitude:** -97.3085069139  
**TAD Map:** 2054-400  
**MAPSCO:** TAR-063U



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

## PROPERTY DATA

**Legal Description:** NIES & ROUSE ADDITION Block  
13 Lot 1 2 3 & LTS 12 & NWC LT 13

**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)

**Site Number:** 80410944  
**Site Name:** TRI-C AUTOMOTIVE REPAIR  
**Site Class:** InterimUseComm - Interim Use-Commercial

**Parcels:** 1

**Primary Building Name:** TRI-C AUTOMOTIVE REPAIR / 04686527

**State Code:** F1

**Primary Building Type:** Commercial

**Year Built:** 1956

**Gross Building Area<sup>+++</sup>:** 1,450

**Personal Property Account:** Multi

**Net Leasable Area<sup>+++</sup>:** 1,450

**Agent:** None

**Percent Complete:** 100%

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

**Land Sqft<sup>\*</sup>:** 17,745

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

**Land Acres<sup>\*</sup>:** 0.4073

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

**Pool:** N



### OWNER INFORMATION

**Current Owner:**  
MALINDA SANDERS FAMILY LIVING TRUST  
**Primary Owner Address:**  
2714 SERENADE CT  
ARLINGTON, TX 76015

**Deed Date:** 3/22/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223109729](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERS MALINDA L	11/11/1989	00000000000000	0000000	0000000
BRANSOM FLORENCE EST	8/6/1984	00000000000000	0000000	0000000
BRANSOM MARVIN EST	5/1/1974	00056480000988	0005648	0000988

### 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	\$1,000	\$62,108	\$63,108	\$63,108
2023	\$1,000	\$62,108	\$63,108	\$63,108
2022	\$1,000	\$62,108	\$63,108	\$63,108
2021	\$1,000	\$62,108	\$63,108	\$63,108
2020	\$2,892	\$62,108	\$65,000	\$65,000

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.