



**Address:** [2704 E BELKNAP ST](#)  
**City:** FORT WORTH  
**Georeference:** 28160-14-12  
**Subdivision:** NIES & ROUSE ADDITION  
**Neighborhood Code:** RET-Northeast Fort Worth General

**Latitude:** 32.7700980925  
**Longitude:** -97.3071855113  
**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  
14 Lot 12

**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:** 1938

**Personal Property Account:** [08222029](#)

**Agent:** None

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

+++ Rounded.

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

**Site Number:** 80456308

**Site Name:** COXS LITHO

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

**Parcels:** 1

**Primary Building Name:** COX LITHO / 05229715

**Primary Building Type:** Commercial

**Gross Building Area+++:** 3,040

**Net Leasable Area+++:** 3,040

**Percent Complete:** 100%

**Land Sqft\*:** 6,250

**Land Acres\*:** 0.1434

**Pool:** N



## OWNER INFORMATION

**Current Owner:**

TYLER TERRY

**Primary Owner Address:**

2704 E BELKNAP ST  
FORT WORTH, TX 76111-2320

**Deed Date:** 6/25/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213165276](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUSSELL KENNETH W	5/30/2008	<a href="#">D208223976</a>	0000000	0000000
COX JOYCE	7/5/1994	00116510000540	0011651	0000540
MODERN TOOL REPAIR CO	12/31/1900	00045810000992	0004581	0000992

## 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	\$196,500	\$12,500	\$209,000	\$193,344
2023	\$148,620	\$12,500	\$161,120	\$161,120
2022	\$142,510	\$12,500	\$155,010	\$155,010
2021	\$123,266	\$12,500	\$135,766	\$135,766
2020	\$122,500	\$12,500	\$135,000	\$135,000

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.