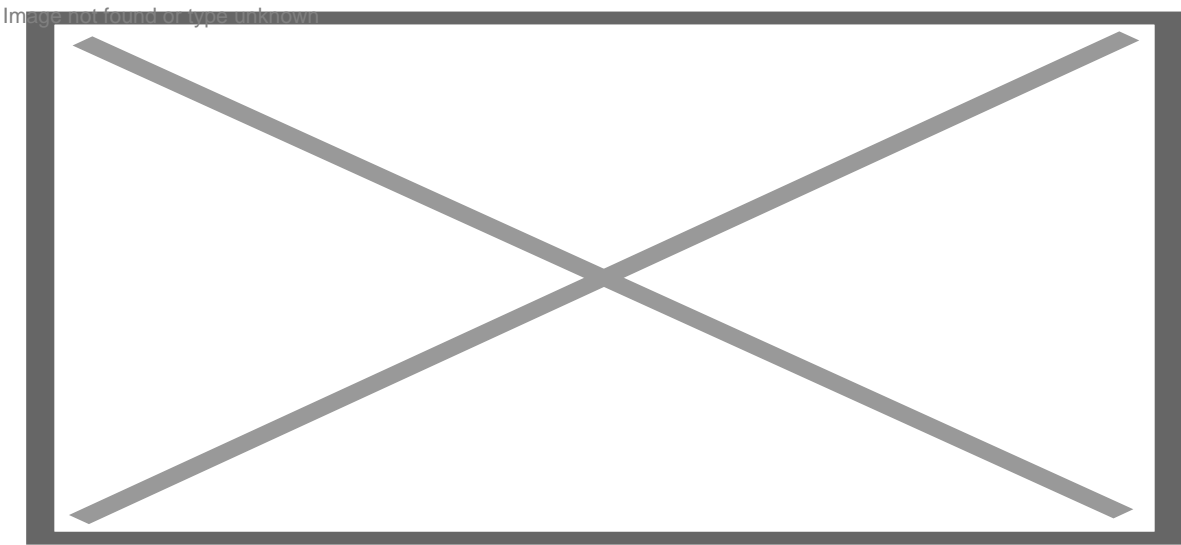




**Address:** [1311 COOKS LN](#)  
**City:** FORT WORTH  
**Georeference:** A 816-1C02  
**Subdivision:** HOWARD, JOHN SURVEY  
**Neighborhood Code:** Vacant Unplatted

**Latitude:** 32.7611410859  
**Longitude:** -97.1797539878  
**TAD Map:** 2096-396  
**MAPSCO:** TAR-067W



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

**PROPERTY DATA**

**Legal Description:** HOWARD, JOHN SURVEY  
Abstract 816 Tract 1C02

**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:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 80876950  
**Site Name:** 8010 EAST FWY  
**Site Class:** LandVacantComm - Vacant Land -Commercial  
**Parcels:** 3  
**Primary Building Name:**  
**Primary Building Type:**  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 7,492  
**Land Acres<sup>\*</sup>:** 0.1719  
**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:**

30 COOKS LLC

**Primary Owner Address:**

1201 COOKS LN  
FORT WORTH, TX 76120

**Deed Date:** 7/5/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222170853](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOTAL E&P USA REAL ESTATE LLC	11/1/2016	<a href="#">D216266570</a>		
CHESAPEAKE LAND DEV CO LLC	11/1/2013	<a href="#">D213283471</a>	0000000	0000000
111 REALTY INVESTORS LP	4/24/2010	<a href="#">D212101122</a>	0000000	0000000
APPLE NINE VENTURES OWNERSHIP	2/3/2010	<a href="#">D210025874</a>	0000000	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$0	\$26,223	\$26,223	\$26,223
2023	\$0	\$26,223	\$26,223	\$26,223
2022	\$0	\$26,223	\$26,223	\$26,223
2021	\$0	\$26,223	\$26,223	\$26,223
2020	\$0	\$26,223	\$26,223	\$26,223

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.