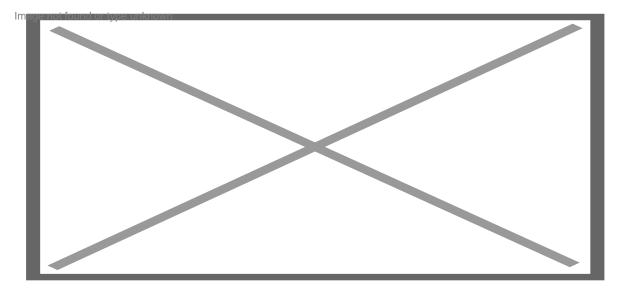


Tarrant Appraisal District Property Information | PDF Account Number: 41614062

Address: <u>12345 SOUTH FWY</u>

City: FORT WORTH Georeference: 39400-2-1R1 Subdivision: SOUTH FREEWAY ADDITION Neighborhood Code: Service Station General Latitude: 32.5783026913 Longitude: -97.3166833766 TAD Map: 2054-328 MAPSCO: TAR-119K





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

PROPERTY DATA

Legal Description: SOUTH FREEWA Block 2 Lot 1R1	Y ADDITION			
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DIST TARRANT COUNTY HOSPITAL (22) TARRANT COUNTY COLLEGE (225) BURLESON ISD (922)	4 Site Class: SSConvStore - Svc Station-Convenience Store with Fuel			
State Code: F1	Primary Building Type: Commercial			
Year Built: 2013	Gross Building Area ⁺⁺⁺ : 5,585			
Personal Property Account: 1382713 Net Leasable Area +++: 5,585				
Agent: INVOKE TAX PARTNERS (000 Protest Deadline Date: 5/15/2025 Land Sgft*: 87,487				
+++ Rounded.	Land Acres*: 2.0084			
* This represents one of a hierarchy of possible values ranked in the following order: Recorded,	Pool: N			

values ranked in the following order: Recorded Computed, System, Calculated.



OWNER INFORMATION

Current Owner: FWQT2 LLC

Primary Owner Address: 2420 N WOODLAWN BLVD STE 300 WICHITA, KS 67220-3960 Deed Date: 1/1/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: 000000000000000

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	\$1,286,961	\$984,229	\$2,271,190	\$2,271,190
2023	\$1,296,905	\$984,229	\$2,281,134	\$2,281,134
2022	\$1,087,724	\$984,229	\$2,071,953	\$2,071,953
2021	\$917,652	\$984,229	\$1,901,881	\$1,901,881
2020	\$865,771	\$984,229	\$1,850,000	\$1,850,000

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.