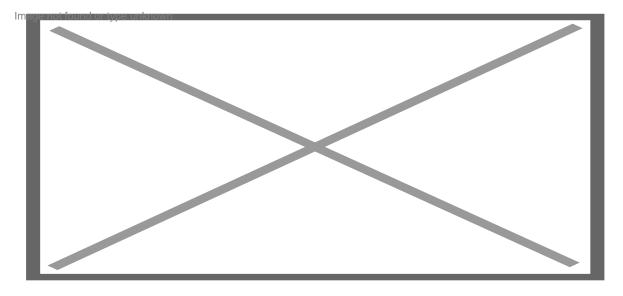


# Tarrant Appraisal District Property Information | PDF Account Number: 41614062

#### 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<br>Block 2 Lot 1R1  | Y ADDITION   |  |  |  |
|---|--|--|--|--|
| Jurisdictions:<br>CITY OF FORT WORTH (026)<br>TARRANT COUNTY (220)<br>TARRANT REGIONAL WATER DIST<br>TARRANT COUNTY HOSPITAL (22)<br>TARRANT COUNTY COLLEGE (225)<br>BURLESON ISD (922) | 4 <b>Site Class:</b> SSConvStore - Svc Station-Convenience Store with Fuel |  |  |  |
| State Code: F1  | Primary Building Type: Commercial  |  |  |  |
| Year Built: 2013  | Gross Building Area <sup>+++</sup> : 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.