

## Tarrant Appraisal District Property Information | PDF Account Number: 42633271

# Address: 5651 CLEARFORK MAIN ST

City: FORT WORTH Georeference: 11068-1-11R1 Subdivision: EDWARDS RANCH CLEARFORK ADDN Neighborhood Code: OFC-West Tarrant County Latitude: 32.7069412278 Longitude: -97.4065950989 TAD Map: 2024-376 MAPSCO: TAR-075W





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

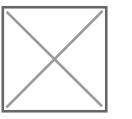
### PROPERTY DATA

#### Legal Description: EDWARDS RANCH CLEARFORK ADDN Block 1 Lot 11R1

#### Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800051986 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Name: VACANT LAND Site Class: LandVacantComm - Vacant Land -Commercial **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) **Primary Building Name:** State Code: C1C Primary Building Type: Year Built: 0 Gross Building Area+++: 0 Personal Property Account: N/A Net Leasable Area+++: 0 Agent: RYAN LLC (00320) Percent Complete: 0% Protest Deadline Date: 5/15/2025 Land Sqft<sup>\*</sup>: 44,388 Land Acres<sup>\*</sup>: 1.0190 +++ Rounded.

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



### **OWNER INFORMATION**

Current Owner: CASSCO DEVELOPMENT CO INC

Primary Owner Address: 4200 S HULEN ST STE 614 FORT WORTH, TX 76109-4988 Deed Date: Deed Volume: Deed Page: Instrument:

### 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	\$0	\$5,327	\$5,327	\$5,327
2023	\$0	\$5,327	\$5,327	\$5,327
2022	\$0	\$5,327	\$5,327	\$5,327
2021	\$0	\$5,327	\$5,327	\$5,327
0	\$0	\$0	\$0	\$0

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.