



Address: [117 W WEATHERFORD ST](#)
City: FORT WORTH
Georeference: 14437-7-4A
Subdivision: FORT WORTH ORIGINAL TOWN
Neighborhood Code: OFC-Central Business District

Latitude: 32.7566153468
Longitude: -97.3334240368
TAD Map: 2048-396
MAPSCO: TAR-062Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FORT WORTH ORIGINAL
TOWN Block 7 Lot 4A

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
Site Number: 80000185
TARRANT REGIONAL WATER DISTRICT (223)
Site Name: RETAIL BUILDING - VACANT
TARRANT COUNTY HOSPITAL (224)
Site Class: RETMixOff - Mixed Retail with Office
TARRANT COUNTY COLLEGE (225)

Parcels:
CPWPID #1 - DOWNTOWN (601)
Priority Building Name: JOE DIACHES (VAC)/VAQUERO COFFEE/TALK OF TOWN BARBER(VAC) /
0000
State Code: F1

Primary Building Type: Commercial

Gross Building Area+++ 8,500/A

Personal Property Account+++ 8,500/A
Net Leasable Area+++ 8,500 & ASSOCIATES INC (00030)

Percent Complete: 100%

Land Sqft* : 3,163

Land Acres* : 0.0726

Pool: N

Notice Sent Date: 4/15/2025

Notice Value: \$634,667

Protest Deadline Date: 5/31/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

PESCADOR PARTNERS LTD

Primary Owner Address:



6467 SOUTHWEST BLVD
BENBROOK, TX 76132-2777

Tarrant Appraisal District Property Information | PDF

Deed Date: 3/5/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212099284](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TX REVERSE EXCHANGE HOLDING CO	11/3/2011	D211268313	0000000	0000000
DAICHES ALVIN A;DAICHES LARRY M	12/31/1900	0000000000000000	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 ⁺
2025	\$349,997	\$284,670	\$634,667	\$634,667
2024	\$290,247	\$284,670	\$574,917	\$574,917
2023	\$284,670	\$284,670	\$569,340	\$569,340
2022	\$284,670	\$284,670	\$569,340	\$569,340
2021	\$263,070	\$284,670	\$547,740	\$547,740
2020	\$263,070	\$284,670	\$547,740	\$547,740

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.