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Latitude: 32.7533263342
Longitude: -97.3625555173
TAD Map: 2042-392
MAPSCO: TAR-062W



City:
Georeference: 1460-11-13
Subdivision: BAILEY, WILLIAM J ADDITION
Neighborhood Code: OFC-West Tarrant County

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

PROPERTY DATA

Legal Description: BAILEY, WILLIAM J ADDITION
Block 11 Lot 13

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)

Site Number: 80880621
Site Name: RANKIN CONSTRUCTION
Site Class: OFCLowRise - Office-Low Rise
Parcels: 1
Primary Building Name: RANKIN CONSTRUCTION / 00109959
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 1,266
Net Leasable Area⁺⁺⁺: 1,266
Percent Complete: 100%
Land Sqft^{*}: 6,100
Land Acres^{*}: 0.1400
Pool: N

State Code: F1

Year Built: 1920

Personal Property Account: [10565957](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$217,434

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:
RANKIN INVESTMENTS LLC
Primary Owner Address:
3130 W 5TH ST
FORT WORTH, TX 76107

Deed Date: 11/30/2023
Deed Volume:
Deed Page:
Instrument: [D223219100](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANKIN KIRK	12/13/2011	D211302168	0000000	0000000
RANKIN CONSTRUCTION INC	10/20/2001	00152170000347	0015217	0000347
RANKIN CONSTRUCTION INC ETAL	12/12/1996	00126210001855	0012621	0001855
RYDELL CLARA RANKIN;RYDELL M JR	12/31/1900	00000000000000	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	\$118,309	\$99,125	\$217,434	\$217,434
2024	\$100,875	\$99,125	\$200,000	\$200,000
2023	\$100,875	\$99,125	\$200,000	\$200,000
2022	\$100,875	\$99,125	\$200,000	\$200,000
2021	\$100,875	\$99,125	\$200,000	\$200,000
2020	\$100,875	\$99,125	\$200,000	\$200,000

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.