



**Address:** [414 UNIVERSITY DR](#)  
**City:** FORT WORTH  
**Georeference:** 1460-20-18  
**Subdivision:** BAILEY, WILLIAM J ADDITION  
**Neighborhood Code:** Service Station General

**Latitude:** 32.7541651466  
**Longitude:** -97.3615694575  
**TAD Map:** 2042-392  
**MAPSCO:** TAR-062W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BAILEY, WILLIAM J ADDITION  
Block 20 Lot 18 BLK 20 LTS 18 19 & 20

**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)

**State Code:** F1

**Year Built:** 1989

**Personal Property Account:** [12905976](#)

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$965,422

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80016111

**Site Name:** SHELL

**Site Class:** SSMiniMart - Svc Station-Mini Mart with Fuel

**Parcels:** 1

**Primary Building Name:** SHELL / 00111031

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 2,497

**Net Leasable Area<sup>+++</sup>:** 2,497

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,300

**Land Acres<sup>\*</sup>:** 0.4201

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
MUSHTAQ & IQBAL INVESTMENTS LLC

**Primary Owner Address:**  
PO BOX 210321  
BEDFORD, TX 76095

**Deed Date:** 8/16/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224148515](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPACE MAN CORP	8/25/2008	<a href="#">D208339379</a>	0000000	0000000
HB & HB INC	7/1/1999	00138980000415	0013898	0000415
NORMAN PETTIS B	6/30/1999	00138980000370	0013898	0000370
FINA OIL & CHEMICAL CO	5/1/1994	00117230001372	0011723	0001372
FINASERVE INC	7/1/1985	00082300000727	0008230	0000727
FINA OIL & CHEMICAL CO	7/18/1984	00078930001144	0007893	0001144
CHAMPLIN PETROLEUM CO	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 <sup>+</sup>
2025	\$507,922	\$457,500	\$965,422	\$965,422
2024	\$344,800	\$439,200	\$784,000	\$784,000
2023	\$313,121	\$439,200	\$752,321	\$752,321
2022	\$285,800	\$439,200	\$725,000	\$725,000
2021	\$260,800	\$439,200	\$700,000	\$700,000
2020	\$246,194	\$439,200	\$685,394	\$685,394

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.