



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⁺⁺⁺: 2,497

Net Leasable Area⁺⁺⁺: 2,497

Percent Complete: 100%

Land Sqft^{*}: 18,300

Land Acres^{*}: 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

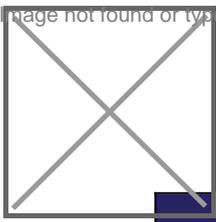
Primary Owner Address:
PO BOX 210321
BEDFORD, TX 76095

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	D208339379	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 ⁺
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.