



**Address:** [1617 NW 21ST ST](#)  
**City:** FORT WORTH  
**Georeference:** 1510-17-15  
**Subdivision:** BAKER HEIGHTS  
**Neighborhood Code:** RET-Northwest Tarrant County General

**Latitude:** 32.782476345  
**Longitude:** -97.3682085762  
**TAD Map:** 2036-404  
**MAPSCO:** TAR-062J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BAKER HEIGHTS Block 17 Lot  
15 16A 17A & 18A

**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:** 1970  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$37,319  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80017746  
**Site Name:** K H FOOD MART  
**Site Class:** RETSpecMkt - Retail-Specialty Market  
**Parcels:** 2  
**Primary Building Name:** KH FOOD MART / 00116769  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 16,750  
**Land Acres<sup>\*</sup>:** 0.3845  
**Pool:** N

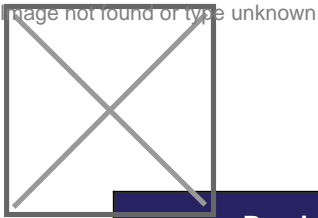
+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
TRAN KHAN  
**Primary Owner Address:**  
5280 PLACID DR  
HALTOM CITY, TX 76117

**Deed Date:** 3/14/2002  
**Deed Volume:** 0015554  
**Deed Page:** 0000060  
**Instrument:** 00155540000060



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN TAO VIET	9/15/1994	00117420000135	0011742	0000135
SOUTHLAND CORP TAX #RE12551	12/31/1900	000000000000000	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	\$11,189	\$26,130	\$37,319	\$37,319
2024	\$11,664	\$26,130	\$37,794	\$37,794
2023	\$11,664	\$26,130	\$37,794	\$37,794
2022	\$11,664	\$26,130	\$37,794	\$37,794
2021	\$7,290	\$26,130	\$33,420	\$33,420
2020	\$7,290	\$26,130	\$33,420	\$33,420

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.