



**Address:** [2813 RACE ST](#)  
**City:** FORT WORTH  
**Georeference:** 2430--1  
**Subdivision:** BENTON, L L SUBDIVISION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7734017034  
**Longitude:** -97.3056064899  
**TAD Map:** 2054-400  
**MAPSCO:** TAR-063Q



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** BENTON, L L SUBDIVISION Lot 1

**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:** 1925

**Personal Property Account:** N/A

**Agent:** CANTRELL MCCULLOCH INC (00751)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$271,980

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

**Site Number:** 80870351  
**Site Name:** TRIBUTARY CAFE  
**Site Class:** FSRest - Food Service-Full Service Restaurant  
**Parcels:** 1  
**Primary Building Name:** TRIBUTARY CAFE / 00213020  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 1,739  
**Net Leasable Area<sup>+++</sup>:** 1,739  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,860  
**Land Acres<sup>\*</sup>:** 0.2263  
**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:**  
2925 RACE LLC  
**Primary Owner Address:**  
14160 DALLAS PKWY STE 750  
DALLAS, TX 75254-1373

**Deed Date:** 3/11/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215049025](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRJJ HOLT MANAGEMENT LLC	6/30/2008	<a href="#">D208260204</a>	0000000	0000000
RACE STREET PROPERTIES LP	5/25/2005	<a href="#">D205149804</a>	0000000	0000000
MC WILLIAMS JUSTIN	4/1/2005	<a href="#">D205097768</a>	0000000	0000000
RACE STREET PROPERTIES LP	11/22/2004	<a href="#">D204366309</a>	0000000	0000000
HOSCH FANNIE EVATT	12/21/2001	001560800000035	0015608	0000035
HESSE K L	4/3/1990	00099060001616	0009906	0001616
BENTON L L;BENTON THORA W	12/31/1900	000284600000345	0002846	0000345

## 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	\$222,680	\$49,300	\$271,980	\$271,980
2024	\$180,857	\$49,300	\$230,157	\$230,157
2023	\$154,128	\$49,300	\$203,428	\$203,428
2022	\$250,531	\$49,300	\$299,831	\$299,831
2021	\$198,490	\$49,300	\$247,790	\$247,790
2020	\$184,735	\$49,300	\$234,035	\$234,035

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.