



**Address:** [1451 SANDY LN](#)  
**City:** FORT WORTH  
**Georeference:** 6450-3-1  
**Subdivision:** CAROL OAKS NORTH  
**Neighborhood Code:** RET-Northeast Fort Worth General

**Latitude:** 32.7571107591  
**Longitude:** -97.198141357  
**TAD Map:** 2090-396  
**MAPSCO:** TAR-066Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CAROL OAKS NORTH Block 3  
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:** 1972

**Personal Property Account:** [14760148](#)

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$235,524

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

**Site Number:** 80035299

**Site Name:** NINA MART

**Site Class:** RETSpecMkt - Retail-Specialty Market

**Parcels:** 1

**Primary Building Name:** NINA MART / 00430854

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 2,200

**Net Leasable Area**<sup>+++</sup>: 2,200

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 19,500

**Land Acres**<sup>\*</sup>: 0.4476

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

3 FLOWERS LLC

**Primary Owner Address:**

1032 DELAWARE DR  
CARROLLTON, TX 75010

**Deed Date:** 3/10/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216050016](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRISHNA HAMIDA Q;KRISHNA QASIMLI M	12/14/2009	<a href="#">D209329149</a>	0000000	0000000
SALEM MOHD A	8/22/2007	<a href="#">D207298773</a>	0000000	0000000
NGUYEN BANG THI;NGUYEN DUC VAN	9/13/2001	00151530000448	0015153	0000448
JEY INVESTMENTS LTD	8/23/1996	00126790000602	0012679	0000602
YATES FAELLEN;YATES JIM	6/2/1995	00119840000001	0011984	0000001
E-Z MART STORES INC	6/1/1995	00119830002292	0011983	0002292
METZGER DAIRIES INC	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	\$157,524	\$78,000	\$235,524	\$235,524
2024	\$159,311	\$78,000	\$237,311	\$237,311
2023	\$157,604	\$78,000	\$235,604	\$235,604
2022	\$130,755	\$78,000	\$208,755	\$208,755
2021	\$109,455	\$78,000	\$187,455	\$187,455
2020	\$109,455	\$78,000	\$187,455	\$187,455

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.