



**Address:** [4401 E BERRY ST](#)  
**City:** FORT WORTH  
**Georeference:** 10760-9-17R  
**Subdivision:** EASTWOOD ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7135986649  
**Longitude:** -97.2578294338  
**TAD Map:** 2072-380  
**MAPSCO:** TAR-079S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** EASTWOOD ADDITION Block 9  
Lot 17R

**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)

**Site Number:** 80061729  
**Site Name:** 4401 E BERRY ST / 80061729  
**Site Class:** FSFastFood - Food Service-Fast Food Restaurant  
**Parcels:** 1  
**Primary Building Name:** 4401 E BERRY ST / 00778206  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 1,800  
**Net Leasable Area<sup>+++</sup>:** 1,800  
**Percent Complete:** 54%  
**Land Sqft<sup>\*</sup>:** 12,600  
**Land Acres<sup>\*</sup>:** 0.2892  
**Pool:** N

**State Code:** F1  
**Year Built:** 2024  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$258,463  
**Protest Deadline Date:** 5/31/2024

<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:**  
MENDEZ DAVID MORALES  
**Primary Owner Address:**  
3604 MONTAGUE CT  
FORT WORTH, TX 76119

**Deed Date:** 9/24/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221282316](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GNO LUNOG	6/9/2016	<a href="#">D216149690</a>		
TRI DO INVESTMENTS LLC	2/3/2010	<a href="#">D210030664</a>	0000000	0000000
HIXSON JOHN M	9/4/2009	<a href="#">D209256055</a>	0000000	0000000
ROBINSON JAMES;ROBINSON KATHRYNE	12/7/1992	00109130000364	0010913	0000364
SIBLEY JOHN JR	5/23/1984	00078370000781	0007837	0000781
GC THOMPSON JR & ASSOC P FUND	7/19/1983	00075610000255	0007561	0000255
SIBLEY JOHN B JR	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	\$182,863	\$75,600	\$258,463	\$213,829
2024	\$0	\$75,600	\$75,600	\$75,600
2023	\$0	\$75,600	\$75,600	\$75,600
2022	\$0	\$75,600	\$75,600	\$75,600
2021	\$0	\$34,650	\$34,650	\$34,650
2020	\$0	\$34,650	\$34,650	\$34,650

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.