



**Address:** [401 NW 28TH ST](#)  
**City:** FORT WORTH  
**Georeference:** 12600-44-9  
**Subdivision:** ELLIS, M G ADDITION  
**Neighborhood Code:** Service Station General

**Latitude:** 32.7949275389  
**Longitude:** -97.3531740524  
**TAD Map:** 2042-408  
**MAPSCO:** TAR-062F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ELLIS, M G ADDITION Block 44  
Lot 9 10 11 & 12A

### 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:** 80065554  
**Site Name:** SPEEDY SAC N PAC/LISAS CHICKEN  
**Site Class:** SS Restaurant - Service Station with Restaurant  
**Parcels:** 1  
**Primary Building Name:** SPEEDY SAC N PAC/LISAS FRIED CHICKEN / 00833533

**State Code:** F1 **Primary Building Type:** Commercial

**Year Built:** 1970 **Gross Building Area+++:** 5,954

**Personal Property Account Multi:** **Net Usable Area+++:** 5,954

**Agent:** SIMMONS PROPERTY TAX SERVICE (00601) **Percent Complete:** 100%

**Notice Sent Date:** **Land Sqft \*** : 22,400

4/15/2025 **Land Acres \*** : 0.5142

**Notice Value:** **Pool:** N  
\$626,482

### Protest Deadline

**Date:** 5/31/2024

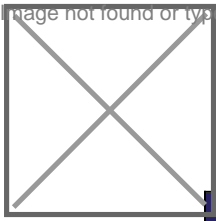
+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
NGUYEN TAM VAN  
**Primary Owner Address:**  
2315 NW 24TH ST  
FORT WORTH, TX 76164-7611

**Deed Date:** 5/31/1991  
**Deed Volume:** 0010279  
**Deed Page:** 0001546  
**Instrument:** 00102790001546



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DABIT RAJI JOSEPH	1/7/1984	00077110001405	0007711	0001405
B K W RENTALS 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	\$436,082	\$190,400	\$626,482	\$626,482
2024	\$409,600	\$190,400	\$600,000	\$600,000
2023	\$394,600	\$190,400	\$585,000	\$585,000
2022	\$353,174	\$190,400	\$543,574	\$543,574
2021	\$320,545	\$190,400	\$510,945	\$510,945
2020	\$309,600	\$190,400	\$500,000	\$500,000

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.