



**Address:** [3012 W BERRY ST](#)  
**City:** FORT WORTH  
**Georeference:** 14290-10-1-30  
**Subdivision:** FOREST PARK ADDITION-FT WORTH  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7064661904  
**Longitude:** -97.3612620497  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076W



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** FOREST PARK ADDITION-FT WORTH Block 10 Lot 1 1 LESS ROW 2-3-4

**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:** 80876892  
**Site Name:** MCDONALDS  
**Site Class:** FSFastFood - Food Service-Fast Food Restaurant  
**Parcels:** 3  
**Primary Building Name:** MCDONALDS / 41516028  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 20,750  
**Land Acres<sup>\*</sup>:** 0.4763  
**Pool:** N

**State Code:** F1  
**Year Built:** 1995  
**Personal Property Account:** [13573608](#)  
**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$433,061  
**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:**  
MCMASTER RUBY B FAMILY TRUST  
**Primary Owner Address:**  
3505 REAGAN DR  
FORT WORTH, TX 76116

**Deed Date:** 4/25/1995  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCMASTER RUBY B	1/1/1969	00047640000302	0004764	0000302
NANTUCKIT ENTERPRISES *ERR*	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	\$18,061	\$415,000	\$433,061	\$433,061
2024	\$17,676	\$415,000	\$432,676	\$432,676
2023	\$14,850	\$415,000	\$429,850	\$429,850
2022	\$15,120	\$415,000	\$430,120	\$430,120
2021	\$9,956	\$415,000	\$424,956	\$424,956
2020	\$0	\$415,000	\$415,000	\$415,000

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.