



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)

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

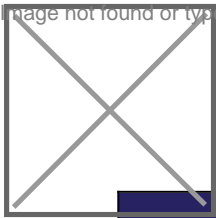
Site Number: 80876892
Site Name: MCDONALDS
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 3
Primary Building Name: MCDONALDS / 41516028
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 100%
Land Sqft^{*}: 20,750
Land Acres^{*}: 0.4763
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:
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 ⁺
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.