



Latitude: 32.6646640555
Longitude: -97.3441080396
TAD Map: 2048-360
MAPSCO: TAR-090U



City:
Georeference: 16245-34-A1
Subdivision: GREENBRIAR ADDITION-FT WORTH
Neighborhood Code: MED-South Tarrant County General

Google Map or type unknown

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

PROPERTY DATA

Legal Description: GREENBRIAR ADDITION-FT WORTH Block 34 Lot A1

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: 1976

Personal Property Account: [10085769](#)

Agent: BRUSNIAK TURNER FINE LLP (11115)

Notice Sent Date: 5/1/2025

Notice Value: \$501,157

Protest Deadline Date: 5/31/2024

Site Number: 80093108
Site Name: K CLINIC
Site Class: MEDOff - Medical-Office
Parcels: 1
Primary Building Name: K CLINIC / 01106198
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 4,579
Net Leasable Area⁺⁺⁺: 4,579
Percent Complete: 100%
Land Sqft^{*}: 49,468
Land Acres^{*}: 1.1356
Pool: N

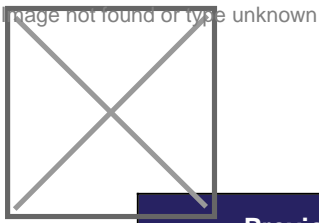
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
KECHEJIAN ENTERPRISES LP
Primary Owner Address:
5515 EDLEN DR
DALLAS, TX 75220

Deed Date: 12/28/2022
Deed Volume:
Deed Page:
Instrument: [D222297381](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KECHEJIAN CAPITAL LP	8/20/2015	D215201852		
SARKIS J KECHEJIAN TRUST	12/19/1991	00104780000156	0010478	0000156
KECHEJIAN SARKIS M D	10/23/1989	00097420002109	0009742	0002109
INTERNATIONAL KINGS TABLE	12/31/1900	00088320000959	0008832	0000959

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	\$352,753	\$148,404	\$501,157	\$498,049
2024	\$266,637	\$148,404	\$415,041	\$415,041
2023	\$266,637	\$148,404	\$415,041	\$415,041
2022	\$266,637	\$148,404	\$415,041	\$415,041
2021	\$227,596	\$148,404	\$376,000	\$376,000
2020	\$227,596	\$148,404	\$376,000	\$376,000

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.