



Address: [311 RAND ST](#)
City: FORT WORTH
Georeference: 23910--2B
Subdivision: LEWIS, HATTIE M SUBDIVISION
Neighborhood Code: Car Wash General

Latitude: 32.7400379319
Longitude: -97.2573933204
TAD Map: 2072-388
MAPSCO: TAR-079E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LEWIS, HATTIE M
SUBDIVISION Lot 2B & 3

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: 1974

Personal Property Account: [14659145](#)

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$321,210

Protest Deadline Date: 5/31/2024

Site Number: 80124984

Site Name: CAR WASH

Site Class: CWSelfSvc - Car Wash-Self Service

Parcels: 1

Primary Building Name: CAR WASH / 01593587

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,696

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 33,000

Land Acres^{*}: 0.7575

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:

JBH CARWASH LLC

Primary Owner Address:

9110 CHARLES ST
LANTANA, TX 76226-4349

Deed Date: 5/20/2011

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D212026914](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUNT JEFFREY B;HUNT MARSHA L	6/1/1996	00123880000387	0012388	0000387
TARANT DEVELOPMENT INC	5/31/1996	00123880000382	0012388	0000382
HOWELL D G;HOWELL OLIVERE INC	2/15/1994	00114600000388	0011460	0000388
HOWELL D G;HOWELL RICK OLIVERE	8/5/1991	00103580002346	0010358	0002346
CAPROCK SAVINGS & LOAN ASSN	3/16/1990	00098860000038	0009886	0000038
BISCAYNE PROPERTIES	5/4/1988	00092790002297	0009279	0002297
FORT WORTH CAR WASH VENTURE	7/24/1985	00082530000393	0008253	0000393
MICHENER LARRY S	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	\$222,210	\$99,000	\$321,210	\$281,951
2024	\$185,459	\$49,500	\$234,959	\$234,959
2023	\$184,202	\$21,450	\$205,652	\$205,652
2022	\$167,142	\$21,450	\$188,592	\$188,592
2021	\$138,550	\$21,450	\$160,000	\$160,000
2020	\$138,550	\$21,450	\$160,000	\$160,000

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.