



Address: [3015 BRISTOL RD](#)
City: FORT WORTH
Georeference: 24060-12-3
Subdivision: LINWOOD ADDITION
Neighborhood Code: Food Service General

Latitude: 32.7553394306
Longitude: -97.3604642806
TAD Map: 2042-396
MAPSCO: TAR-062W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LINWOOD ADDITION Block 12
Lot 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: 1975

Personal Property Account: N/A

Agent: SOUTHWEST PROPERTY TAX (00346)

Notice Sent Date: 5/1/2025

Notice Value: \$299,900

Protest Deadline Date: 5/31/2024

Site Number: 80126774
Site Name: SONIC
Site Class: InterimUseComm - Interim Use-Commercial
Parcels: 2
Primary Building Name: SONIC / 01602667
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 100%
Land Sqft^{*}: 8,540
Land Acres^{*}: 0.1960
Pool: N

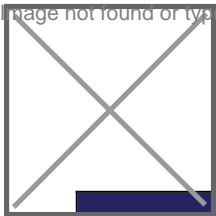
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
ENCORE REALTY CO
Primary Owner Address:
1705 W NORTHWEST HWY STE 260
GRAPEVINE, TX 76051-8117

Deed Date: 9/13/1995
Deed Volume: 0012102
Deed Page: 0000412
Instrument: 00121020000412



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAPPELL C C;CHAPPELL M R HAAS JR	9/1/1987	00090710002340	0009071	0002340
TEXAS AMERICAN BANK/RIVERSIDE	7/7/1987	00089980003339	0008998	0003339
RHOADES IVEY LEE	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	\$1,000	\$298,900	\$299,900	\$299,900
2024	\$1,000	\$298,900	\$299,900	\$299,900
2023	\$1,000	\$298,900	\$299,900	\$299,900
2022	\$500	\$213,500	\$214,000	\$214,000
2021	\$500	\$256,200	\$256,700	\$256,700
2020	\$500	\$256,200	\$256,700	\$256,700

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.