



Address: [3425 DEEN RD](#)
City: FORT WORTH
Georeference: 27370--1A
Subdivision: MC CORSTIN CONST CORP SUB
Neighborhood Code: Food Service General

Latitude: 32.8055950161
Longitude: -97.3266366945
TAD Map: 2048-412
MAPSCO: TAR-049W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC CORSTIN CONST CORP
SUB Lot 1A LTS 1A & 2B

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: 1989

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$57,736

Protest Deadline Date: 5/31/2024

Site Number: 80545785

Site Name: EL PARIAN DANCE CLUB

Site Class: FSLounge - Food Service-Lounge/Nightclub

Parcels: 2

Primary Building Name: 3425 DEEN RD / 06151906

Primary Building Type: Commercial

Gross Building Area+++ : 0

Net Leasable Area+++ : 0

Percent Complete: 100%

Land Sqft* : 10,743

Land Acres* : 0.2466

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:

CESTRADA PROPERTIES LLC

Primary Owner Address:

5517 WEDGMONT CIR N
FORT WORTH, TX 76133

Deed Date: 10/9/2015

Deed Volume:

Deed Page:

Instrument: [D215235605](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
	10/9/2015	D215235605		
GALLEGOS SALOMON	5/29/1991	00102710000249	0010271	0000249
GONZALEZ CAROLYN;GONZALEZ REYMUNDO	1/22/1986	00084530000513	0008453	0000513
FORT WORTH CITY OF	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	\$36,250	\$21,486	\$57,736	\$57,736
2024	\$31,121	\$21,486	\$52,607	\$52,607
2023	\$31,121	\$21,486	\$52,607	\$52,607
2022	\$31,756	\$21,486	\$53,242	\$53,242
2021	\$0	\$21,486	\$21,486	\$21,486
2020	\$0	\$21,486	\$21,486	\$21,486

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.