



**Address:** [3328 STUART DR](#)  
**City:** FORT WORTH  
**Georeference:** 36900-52-17  
**Subdivision:** RYAN & PRUITT  
**Neighborhood Code:** WH-Ryan and Pruitt

**Latitude:** 32.7013320291  
**Longitude:** -97.3245992385  
**TAD Map:** 2054-376  
**MAPSCO:** TAR-091A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RYAN & PRUITT Block 52 Lot 17  
THRU 20

**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:** [14593489](#)

**Agent:** QUATRO TAX LLC (11627)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,209,600

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80187722

**Site Name:** 3316-3318 STUART DR

**Site Class:** WHStorage - Warehouse-Storage

**Parcels:** 1

**Primary Building Name:** K O P JV, / 02597330

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 16,800

**Net Leasable Area<sup>+++</sup>:** 16,800

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 25,000

**Land Acres<sup>\*</sup>:** 0.5739

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

GYANT STUART LLC

**Primary Owner Address:**

777 MAIN ST SUITE 1500  
FORT WORTH, TX 76102

**Deed Date:** 4/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222115998](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'CONNELL MICHAEL;PEDRO STEVEN D	2/7/2022	<a href="#">D222038891</a>		
K O P JV	12/5/1985	00083900000442	0008390	0000442
STUART DRIVE JOINT VENTURE	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 <sup>+</sup>
2025	\$1,147,100	\$62,500	\$1,209,600	\$1,149,600
2024	\$895,500	\$62,500	\$958,000	\$958,000
2023	\$862,500	\$62,500	\$925,000	\$925,000
2022	\$412,500	\$62,500	\$475,000	\$475,000
2021	\$408,750	\$41,250	\$450,000	\$450,000
2020	\$363,550	\$31,250	\$394,800	\$394,800

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.