



**Address:** [1108 NW 21ST ST](#)  
**City:** FORT WORTH  
**Georeference:** 38450-5-22  
**Subdivision:** SHIRLEY, J W ADDITION  
**Neighborhood Code:** RET-Northwest Tarrant County General

**Latitude:** 32.7829998706  
**Longitude:** -97.3622878384  
**TAD Map:** 2042-404  
**MAPSCO:** TAR-062J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHIRLEY, J W ADDITION Block  
5 Lot 22

**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:** 1930

**Personal Property Account:** [13850784](#)

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Notice Value:** \$69,799

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

**Site Number:** 80197264

**Site Name:** SHAKS GROCERY

**Site Class:** RETSpecMkt - Retail-Specialty Market

**Parcels:** 1

**Primary Building Name:** SHACKS GROCERY / 02750074

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 1,098

**Net Leasable Area**<sup>+++</sup>: 1,098

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 7,000

**Land Acres**<sup>\*</sup>: 0.1606

**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:**

SHRIJI KIRTAN LLC

**Primary Owner Address:**

707 CRESTRIDGE CIR  
EULESS, TX 76040

**Deed Date:** 9/12/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219207914](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAMMAD RANDA M	11/28/2017	<a href="#">D217273613</a>		
HAMMAD AHMAD M	4/8/2010	<a href="#">D210148773</a>	0000000	0000000
HAMMAD MOHAMA D	2/27/2004	<a href="#">D204062586</a>	0000000	0000000
HAMMAD RANDA	3/8/2000	00142460000191	0014246	0000191
ALI WARDEH A	6/1/1993	00110790001193	0011079	0001193
HAMMAD MOHAMAD N	4/8/1987	00089050000788	0008905	0000788
JABALI LAURA;JABALI SHAKER A	7/12/1983	00075540000628	0007554	0000628

## 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	\$59,299	\$10,500	\$69,799	\$69,799
2024	\$49,509	\$10,500	\$60,009	\$60,009
2023	\$48,947	\$10,500	\$59,447	\$59,447
2022	\$33,593	\$10,500	\$44,093	\$44,093
2021	\$25,500	\$10,500	\$36,000	\$36,000
2020	\$29,500	\$10,500	\$40,000	\$40,000

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.