



Address: [940 W BELKNAP ST](#)
City: FORT WORTH
Georeference: 39090-4-3C
Subdivision: SMITH WEST SIDE ADDITION
Neighborhood Code: RET-Downtown Fort Worth

Latitude: 32.7545539855
Longitude: -97.3406137163
TAD Map: 2048-392
MAPSCO: TAR-062Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SMITH WEST SIDE ADDITION
Block 4 Lot 3C 4A & 5A

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #1 - DOWNTOWN (601)
FORT WORTH ISD (905)

Site Number: 80199496

Site Name: SCARBOROUGH SPECIALTIES

Site Class: RETGen - Retail-General/Specialty

Parcels: 2

Primary Building Name: SCARBOROUGH SPECIALTIES / 02781611

State Code: F1

Primary Building Type: Commercial

Year Built: 2006

Gross Building Area+++ : 4,050

Personal Property Account: [12734187](#)

Net Leasable Area+++ : 4,050

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Percent Complete: 100%

Notice Sent Date: 4/15/2025

Land Sqft* : 21,793

Notice Value: \$1,163,024

Land Acres* : 0.5002

Protest Deadline Date: 6/17/2024

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:

FLATLANDER REAL ESTATE LLC

Primary Owner Address:

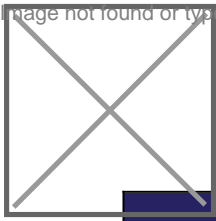
10501 INDIANA AVE
LUBBOCK, TX 79423-5179

Deed Date: 9/11/2012

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D212223296](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALLACE H M	2/15/2001	00147320000420	0014732	0000420
KHM ENTERPRISES LTD	6/1/1998	00132480000142	0013248	0000142
MCLEAN ROBERT HUNTER ETAL	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	\$73,374	\$1,089,650	\$1,163,024	\$1,163,024
2024	\$1,000	\$1,089,650	\$1,090,650	\$1,090,650
2023	\$1,000	\$1,089,650	\$1,090,650	\$1,090,650
2022	\$1,000	\$1,089,650	\$1,090,650	\$1,090,650
2021	\$1,000	\$980,685	\$981,685	\$981,685
2020	\$1,000	\$980,685	\$981,685	\$981,685

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.