



Address: [522 W SEMINARY DR](#)
City: FORT WORTH
Georeference: 39570-8-31
Subdivision: SOUTH SIDE ADDITION-FT WORTH
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.6851824774
Longitude: -97.3298496575
TAD Map: 2048-368
MAPSCO: TAR-091J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH SIDE ADDITION-FT
WORTH Block 8 Lot 31 & 32

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: 1970

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$873,226

Protest Deadline Date: 5/31/2024

Site Number: 80205933

Site Name: Rancho Semental Western Store / 80205933

Site Class: RETGen - Retail-General/Specialty

Parcels: 2

Primary Building Name: Rancho Semental/ 02892987

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 4,620

Net Leasable Area⁺⁺⁺: 4,620

Percent Complete: 100%

Land Sqft^{*}: 10,000

Land Acres^{*}: 0.2295

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:

MJT LLC

Primary Owner Address:

11010 GRISSOM LN
DALLAS, TX 75229

Deed Date: 1/31/2024

Deed Volume:

Deed Page:

Instrument: [D224017636](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
3BIG LLC	6/28/2018	D218142743		
BEW FINANCING INC	5/3/2001	00148720000317	0014872	0000317
LEAVITT GAYLE	10/18/1996	00125810001048	0012581	0001048
LIVINGSTON CONNIE	10/9/1991	00104910002051	0010491	0002051
LIVINGSTON CONNIE ETAL	7/1/1991	00103760001401	0010376	0001401
BUTLER'S ANTIQUES & UNIQUES	6/16/1986	00085820000311	0008582	0000311
BUTLER'S ANTIQUES & UNIQUES	8/5/1985	00082650000069	0008265	0000069
HOWARD LOUIS M	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	\$833,226	\$40,000	\$873,226	\$873,226
2024	\$764,342	\$40,000	\$804,342	\$804,342
2023	\$679,565	\$40,000	\$719,565	\$719,565
2022	\$645,978	\$40,000	\$685,978	\$685,978
2021	\$602,417	\$40,000	\$642,417	\$642,417
2020	\$578,549	\$40,000	\$618,549	\$618,549

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.