



**Address:** [404 BRYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 43920-A-7  
**Subdivision:** TUCKER, W B SUBDIVISION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7403656041  
**Longitude:** -97.3252816482  
**TAD Map:** 2048-388  
**MAPSCO:** TAR-077E



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** TUCKER, W B SUBDIVISION  
Block A Lot 7

**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:** 2019

**Personal Property Account:** N/A

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

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$230,333

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

**Site Number:** 80103936  
**Site Name:** ROOTS COFFEE HOUSE  
**Site Class:** FSRest - Food Service-Full Service Restaurant  
**Parcels:** 2  
**Primary Building Name:** ROOTS COFFEE / 03193489  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,750  
**Land Acres<sup>\*</sup>:** 0.1090  
**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:**  
ENGLANDER NWA METRO LLC  
**Primary Owner Address:**  
1111 ELIZABETH BLVD  
FORT WORTH, TX 76110

**Deed Date:** 8/4/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222195796](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOONSHOT VENTURES LP	12/21/2016	<a href="#">D216299443</a>		
KANTHACK SOL	9/6/2013	<a href="#">D213238504</a>	0000000	0000000
BAKER THOMAS N	12/28/2004	<a href="#">D204398691</a>	0000000	0000000
BAKER MACHINE CO	12/31/1900	000000000000000	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	\$16,583	\$213,750	\$230,333	\$142,500
2024	\$0	\$118,750	\$118,750	\$118,750
2023	\$23,885	\$118,750	\$142,635	\$142,635
2022	\$1,000	\$118,750	\$119,750	\$119,750
2021	\$0	\$85,500	\$85,500	\$85,500
2020	\$0	\$85,500	\$85,500	\$85,500

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.