



Address: [1000 BESSIE ST](#)

City: FORT WORTH

Georeference: 44120-13-1

Subdivision: UNION DEPOT ADDITION

Neighborhood Code: RET-Southeast Fort Worth/Everman/Forest Hill General

Latitude: 32.7399692624

Longitude: -97.3156202932

TAD Map: 2054-388

MAPSCO: TAR-077F



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

PROPERTY DATA

Legal Description: UNION DEPOT ADDITION Block
13 Lot 1

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: 1920

Personal Property Account: [14687947](#)

Agent: CANDACE RUBIN (09591)

Notice Sent Date: 4/15/2025

Notice Value: \$245,041

Protest Deadline Date: 5/31/2024

Site Number: 80223877

Site Name: OK FOOD MART

Site Class: RETSpecMkt - Retail-Specialty Market

Parcels: 1

Primary Building Name: OK FOOD MART / 03214524

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 4,650

Net Leasable Area⁺⁺⁺: 4,650

Percent Complete: 100%

Land Sqft^{*}: 9,700

Land Acres^{*}: 0.2226

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:

1000 BESSIE LLC

Primary Owner Address:

9300 WESTERN TRL
IRVING, TX 75063

Deed Date: 9/24/2020

Deed Volume:

Deed Page:

Instrument: [D220244656](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORDECAI MARK	7/28/2020	D220181489		
MILLENNIUM TRUST COMPANY LLC CUSTODIAN FBO MARK MORDICAI TRADITIONAL IRA	12/31/2019	D220179662		
LIBERTY TRUST COMPANY, LTD CUSTODIAN FBO MARK MORDECAI IRA TX001174T	2/5/2016	D216025677		
NGUYEN NGA;NGUYEN TRI	11/14/1996	00126230002324	0012623	0002324
GOR DAVID KENT;GOR T NGUYEN	11/22/1994	00118860001661	0011886	0001661
BERKOWITZ PROPERTIES INC	8/6/1994	00116850002171	0011685	0002171
NGUYEN TRUC	1/20/1991	00102300002256	0010230	0002256
BERKOWITZ;BERKOWITZ JERRY, TRUSTEE	3/7/1989	00095290000717	0009529	0000717
PEOPLES IRA JR	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](#).

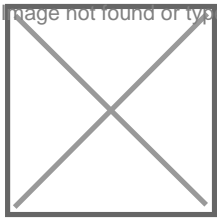
Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$240,191	\$4,850	\$245,041	\$204,000
2024	\$165,150	\$4,850	\$170,000	\$170,000
2023	\$145,150	\$4,850	\$150,000	\$150,000
2022	\$158,509	\$4,850	\$163,359	\$163,359
2021	\$138,835	\$4,850	\$143,685	\$143,685
2020	\$138,835	\$4,850	\$143,685	\$143,685

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

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- HISTORIC SITE 11.24

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.