



**Address:** [3131 E SEMINARY DR](#)

**City:** FORT WORTH

**Georeference:** 44600-4-1A-32

**Subdivision:** VICKERY ACRES ADDITION

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

**Latitude:** 32.6853903207

**Longitude:** -97.2819031363

**TAD Map:** 2066-368

**MAPSCO:** TAR-092K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VICKERY ACRES ADDITION

Block 4 Lot 1A W115'1A-2A-3 ALL OF LOT 16 &

E95'15 BLK 4

**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)

**Site Number:** 80229344

**Site Name:** STRIP CENTER

**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center

**Parcels:** 1

**Primary Building Name:** T - MART / 03262804

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 27,520

**Net Leasable Area<sup>+++</sup>:** 25,594

**Percent Complete:** 100%

**State Code:** F1

**Year Built:** 1956

**Personal Property Account:** Multi

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (90344)

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

**Notice Value:** \$1,531,801

**Protest Deadline Date:** 6/17/2024

**Land Sqft<sup>\*</sup>:** 100,800

**Land Acres<sup>\*</sup>:** 2.3140

**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:**

T&M SALES INC

**Primary Owner Address:**

3137 E SEMINARY DR

FORT WORTH, TX 76119

**Deed Date:** 9/15/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214204191](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FERNANDEZ ANTHONY;FERNANDEZ MELISSA	12/31/1992	00108980001809	0010898	0001809
SEMINARY REALTY 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	\$1,229,401	\$302,400	\$1,531,801	\$1,531,801
2024	\$1,258,800	\$151,200	\$1,410,000	\$1,410,000
2023	\$1,102,906	\$151,200	\$1,254,106	\$1,254,106
2022	\$1,060,800	\$151,200	\$1,212,000	\$1,212,000
2021	\$1,005,016	\$151,200	\$1,156,216	\$1,156,216
2020	\$972,536	\$151,200	\$1,123,736	\$1,123,736

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.