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**Address:** [3328 E BELKNAP ST](#)  
**City:** FORT WORTH  
**Georeference:** A1056-137  
**Subdivision:**  
**Neighborhood Code:** Day Care General

**Latitude:** 32.7742349555  
**Longitude:** -97.2990906885  
**TAD Map:** 2060-400  
**MAPSCO:** TAR-063R



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

**PROPERTY DATA**

**Legal Description:** MCLEMORE, ATKIN SURVEY  
A1056 TRS 137 & 136E

**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:** 1965  
**Personal Property Account:** [10001425](#)  
**Agent:** SIMMONS PROPERTY TAX SERVICE (00604)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$204,206  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80359051  
**Site Name:** CHILDCARE PRESCHOOL  
**Site Class:** DayCare - Day Care Center  
**Parcels:** 2  
**Primary Building Name:** CHILD CARE PRESCHOOL / 04326741  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 3,685  
**Net Leasable Area+++:** 3,685  
**Percent Complete:** 100%  
**Land Sqft\*:** 48,195  
**Land Acres\*:** 1.1064  
**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:**  
LLEWELLYN REALTY LP  
**Primary Owner Address:**  
3535 W 7TH ST  
FORT WORTH, TX 76107-2531

**Deed Date:** 9/6/2001  
**Deed Volume:** 0015132  
**Deed Page:** 0000177  
**Instrument:** 00151320000177

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LLEWELLYN J C	12/31/1900	0000000000000000	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	\$146,372	\$57,834	\$204,206	\$204,206
2024	\$287,985	\$57,834	\$345,819	\$245,023
2023	\$146,352	\$57,834	\$204,186	\$204,186
2022	\$146,352	\$57,834	\$204,186	\$204,186
2021	\$113,187	\$57,834	\$171,021	\$171,021
2020	\$113,187	\$57,834	\$171,021	\$171,021

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.