



**Latitude:** 32.768105093  
**Longitude:** -97.3072393807  
**TAD Map:** 2054-400  
**MAPSCO:** TAR-063U



**City:**  
**Georeference:** 28160-10-14  
**Subdivision:** NIES & ROUSE ADDITION  
**Neighborhood Code:** OFC-North Tarrant County

Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** NIES & ROUSE ADDITION Block  
10 Lot 14 15A & 16A LESS ROW

**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:** 1981

**Personal Property Account:** [14921613](#)  
**Agent:** AMBROSE AND ASSOCIATES (05326)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$1,216,199  
**Protest Deadline Date:** 5/31/2024

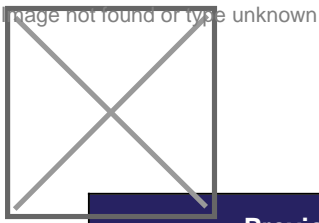
**Site Number:** 80360386  
**Site Name:** ABC Home & Commercial Services  
**Site Class:** OFCLowRise - Office-Low Rise  
**Parcels:** 2  
**Primary Building Name:** TEAM ABC LTD / 04331478  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 14,653  
**Net Leasable Area+++:** 14,653  
**Percent Complete:** 100%  
**Land Sqft\*:** 13,960  
**Land Acres\*:** 0.3205  
**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:**  
TEAM ABC LTD  
**Primary Owner Address:**  
997 GRADYS LN  
LEWISVILLE, TX 75077

**Deed Date:** 4/23/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221113909](#)



| Previous Owners               | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| REP WR HOLDINGS LLC           | 4/11/2019  | <a href="#">D219079116</a> |             |           |
| SAS HEALTHCARE INC            | 6/7/2004   | <a href="#">D204182275</a> | 0000000     | 0000000   |
| BURNETTE COMMERCIAL PROP LTD  | 1/14/2000  | 00141790000303             | 0014179     | 0000303   |
| DOWDY BARBARA N;DOWDY JERRY A | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$936,979          | \$279,220   | \$1,216,199  | \$1,216,199                  |
| 2024 | \$920,780          | \$279,220   | \$1,200,000  | \$1,200,000                  |
| 2023 | \$912,500          | \$287,500   | \$1,200,000  | \$1,200,000                  |
| 2022 | \$976,285          | \$287,500   | \$1,263,785  | \$1,263,785                  |
| 2021 | \$976,285          | \$157,262   | \$1,133,547  | \$1,133,547                  |
| 2020 | \$976,285          | \$143,750   | \$1,120,035  | \$1,120,035                  |

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.