



Address: [2601 E BELKNAP ST](#)
City: FORT WORTH
Georeference: 28160-13-1-30
Subdivision: NIES & ROUSE ADDITION
Neighborhood Code: Auto Care General

Latitude: 32.7700833985
Longitude: -97.3085069139
TAD Map: 2054-400
MAPSCO: TAR-063U



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
13 Lot 1 2 3 & LTS 12 & NWC LT 13

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: 80410944
Site Name: TRI-C AUTOMOTIVE REPAIR
Site Class: InterimUseComm - Interim Use-Commercial
Parcels: 1
Primary Building Name: TRI-C AUTOMOTIVE REPAIR / 04686527
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 1,450
Net Leasable Area⁺⁺⁺: 1,450
Percent Complete: 100%
Land Sqft^{*}: 17,745
Land Acres^{*}: 0.4073
Pool: N

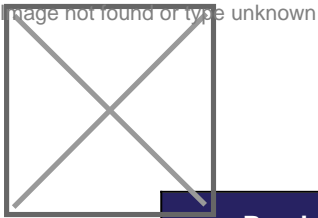
State Code: F1
Year Built: 1956
Personal Property Account: Multi
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$63,108
Protest Deadline Date: 5/31/2024

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
MALINDA SANDERS FAMILY LIVING TRUST
Primary Owner Address:
2714 SERENADE CT
ARLINGTON, TX 76015

Deed Date: 3/22/2023
Deed Volume:
Deed Page:
Instrument: [D223109729](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERS MALINDA L	11/11/1989	000000000000000	0000000	0000000
BRANSOM FLORENCE EST	8/6/1984	000000000000000	0000000	0000000
BRANSOM MARVIN EST	5/1/1974	00056480000988	0005648	0000988

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	\$1,000	\$62,108	\$63,108	\$63,108
2024	\$1,000	\$62,108	\$63,108	\$63,108
2023	\$1,000	\$62,108	\$63,108	\$63,108
2022	\$1,000	\$62,108	\$63,108	\$63,108
2021	\$1,000	\$62,108	\$63,108	\$63,108
2020	\$2,892	\$62,108	\$65,000	\$65,000

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.