



**Address:** [120 W 3RD ST](#)  
**City:** FORT WORTH  
**Georeference:** 14437-42-1  
**Subdivision:** FORT WORTH ORIGINAL TOWN  
**Neighborhood Code:** OFC-Central Business District

**Latitude:** 32.755293451  
**Longitude:** -97.3322143886  
**TAD Map:** 2048-396  
**MAPSCO:** TAR-063W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FORT WORTH ORIGINAL  
TOWN Block 42 Lot 1 THRU 16 17A 17B 18A & 18B

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #1 - DOWNTOWN (601)

**Primary Building Name:** CONN BLDG--310 MAIN ST--FLR 1 RETAIL VESSELS / 04730046

**State Code:** F  
**Primary Building Type:** Commercial

**Year Built:** 1906  
**Gross Building Area**+++ : 91,227

**Personal Property Account Multi**+++ : 75,106

**Agent:** RICHARD B MCCLROY, LLC (00285A)  
**Percent Complete:** 100%

**Notice Sent** **Land Sqft**\* : 44,000

**Date:** 4/15/2025  
**Land Acres**\* : 1.0101

**Notice Value:** **Pool:** N

\$11,628,962

**Protest Deadline Date:** 5/31/2024

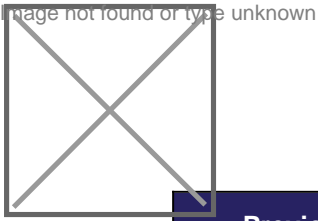
+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
SUNDANCE SQUARE PARTNERS LP  
**Primary Owner Address:**  
425 HOUSTON ST STE 250  
FORT WORTH, TX 76102

**Deed Date:** 6/30/2003  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 14295



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUNDANCE SQUARE INC	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	\$7,668,962	\$3,960,000	\$11,628,962	\$11,628,962
2024	\$2,040,000	\$3,960,000	\$6,000,000	\$6,000,000
2023	\$3,540,000	\$3,960,000	\$7,500,000	\$7,500,000
2022	\$5,040,000	\$3,960,000	\$9,000,000	\$9,000,000
2021	\$7,037,128	\$3,960,000	\$10,997,128	\$10,997,128
2020	\$7,037,128	\$3,960,000	\$10,997,128	\$10,997,128

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.