



**Address:** [1251 WOODHAVEN BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 47525-4-5  
**Subdivision:** WOODHAVEN CNTRY CLUB ESTATES  
**Neighborhood Code:** Service Station General

**Latitude:** 32.7613465896  
**Longitude:** -97.2391881809  
**TAD Map:** 2078-396  
**MAPSCO:** TAR-065Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WOODHAVEN CNTRY CLUB  
ESTATES Block 4 Lot 5

**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:** 1984

**Personal Property Account:** Multi

**Agent:** AMERICAN PROPERTY SERVICES (0577)

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

**Notice Value:** \$458,489

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

**Site Number:** 80428495

**Site Name:** SUNOCO FOOD MART

**Site Class:** SSMiniMart - Svc Station-Mini Mart with Fuel

**Parcels:** 1

**Primary Building Name:** SUNOCO FOOD MART/ 04855264

**Primary Building Type:** Commercial

**Gross Building Area**+++ : 2,600

**Net Leasable Area**+++ : 2,600

**Percent Complete:** 100%

**Land Sqft**\* : 26,494

**Land Acres**\* : 0.6082

**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:**

AM WOODHAVEN INVESTMENT LLC

**Primary Owner Address:**

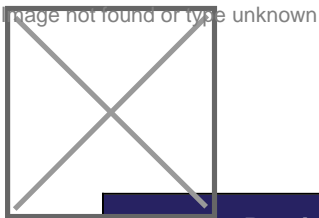
1251 WOODHAVEN BLVD  
FORT WORTH, TX 76112

**Deed Date:** 8/2/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222196502](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
2018 DJ INVESTMENTS INC	6/22/2018	<a href="#">D218137545</a>		
1251 WOODHAVEN FOOD MART INC	10/29/1999	00140940000181	0014094	0000181
LEE GEORGE M TR	3/10/1995	00119170001044	0011917	0001044
SIXTH NCS REALTY CO	8/1/1982	000000000000000	0000000	0000000
ALDEN E WAGNER	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	\$299,525	\$158,964	\$458,489	\$458,489
2024	\$241,036	\$158,964	\$400,000	\$400,000
2023	\$226,036	\$158,964	\$385,000	\$385,000
2022	\$212,102	\$158,964	\$371,066	\$371,066
2021	\$196,591	\$158,964	\$355,555	\$355,555
2020	\$198,517	\$158,964	\$357,481	\$357,481

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.