



**Address:** [3721 E BELKNAP ST](#)  
**City:** FORT WORTH  
**Georeference:** 45690--23  
**Subdivision:** WELCH ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.779088731  
**Longitude:** -97.2938124627  
**TAD Map:** 2060-404  
**MAPSCO:** TAR-064J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WELCH ADDITION Lot 23 THRU 27

**Jurisdictions:**

CITY OF FORT WORTH (026)	<b>Site Number:</b> 80437435
TARRANT COUNTY (220)	<b>Site Name:</b> VACANT TUONG VI BIDA (BILLIARDS)
TARRANT REGIONAL WATER DISTRICT (223)	<b>Site Class:</b> FSBar - Food Service-Bar/Tavern
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 1
TARRANT COUNTY COLLEGE (225)	<b>Primary Building Name:</b> VACANT TUONG VI POOL HALL / 04913469
FORT WORTH ISD (905)	<b>Primary Building Type:</b> Commercial
<b>State Code:</b> F1	<b>Gross Building Area<sup>+++</sup>:</b> 3,367
<b>Year Built:</b> 1952	<b>Net Leasable Area<sup>+++</sup>:</b> 3,367
<b>Personal Property Account:</b> N/A	<b>Percent Complete:</b> 100%
<b>Agent:</b> None	<b>Land Sqft<sup>*</sup>:</b> 14,420
<b>Notice Sent Date:</b> 5/1/2025	<b>Land Acres<sup>*</sup>:</b> 0.3310
<b>Notice Value:</b> \$357,482	<b>Pool:</b> N
<b>Protest Deadline Date:</b> 5/31/2024	

<sup>+++</sup> Rounded.

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

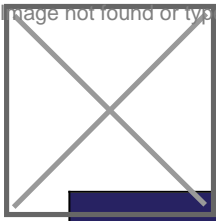
## OWNER INFORMATION

**Current Owner:**

SAMIM ABDUL  
WARIS ABDUL

**Primary Owner Address:**  
2104 TRINA DR  
FORT WORTH, TX 76131

**Deed Date:** 2/5/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225021320](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN DUSTIN;NGUYEN THANG QUOC	9/3/1999	00140010000144	0014001	0000144
MORGAN CLYDE	10/1/1985	00083240002210	0008324	0002210
MC GINNIS ROLAND B	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	\$314,222	\$43,260	\$357,482	\$321,697
2024	\$224,821	\$43,260	\$268,081	\$268,081
2023	\$189,099	\$43,260	\$232,359	\$232,359
2022	\$159,307	\$43,260	\$202,567	\$202,567
2021	\$159,307	\$43,260	\$202,567	\$202,567
2020	\$159,307	\$43,260	\$202,567	\$202,567

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.