



Address: [4622 BENBROOK HWY](#)
City: FORT WORTH
Georeference: 34250-10-4
Subdivision: RIDGECREST ADDITION-FORT WORTH
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.7070854411
Longitude: -97.4493190064
TAD Map: 2012-376
MAPSCO: TAR-073Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGECREST ADDITION-FORT WORTH Block 10 Lot 4

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: 80443575
Site Name: DIRTY PERCHS/HUGOS LIQUOR
Site Class: RETNBHD - Retail-Neighborhood Shopping Center
Parcels: 1
Primary Building Name: 4622 BENBROOK HWY / 04974336
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 5,552
Net Leasable Area⁺⁺⁺: 5,332
Percent Complete: 100%
Land Sqft^{*}: 40,000
Land Acres^{*}: 0.9182
Pool: N

State Code: F1
Year Built: 1950
Personal Property Account: [14958983](#)
Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)
Notice Sent Date: 4/15/2025
Notice Value: \$617,489
Protest Deadline Date: 6/17/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
SHAH COMMERCIAL PROPERTIES LLC - SERIES 4622 BENBROOK HIGHWAY
Primary Owner Address:
3204 ABBEY RD
MANSFIELD, TX 76063
Deed Date: 9/28/2022
Deed Volume:
Deed Page:
Instrument: [D222238319](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAH COMMERCIAL PROPERTIES LLC	12/14/2018	D218274332		
THE BURJEES F. SHAH REVOCABLE TRUST	6/29/2016	D216159063		
SHAH BURJEES FATIMA	10/9/2013	D213264833	0000000	0000000
SHAH MANSOOR A	9/27/2006	D206306184	0000000	0000000
WICKIZER J ALICE;WICKIZER W B HEAD	9/24/1984	000000000000000	0000000	0000000
HEAD J 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 ⁺
2025	\$457,489	\$160,000	\$617,489	\$617,489
2024	\$391,692	\$160,000	\$551,692	\$551,692
2023	\$335,876	\$160,000	\$495,876	\$495,876
2022	\$331,000	\$160,000	\$491,000	\$491,000
2021	\$322,003	\$160,000	\$482,003	\$482,003
2020	\$318,261	\$160,000	\$478,261	\$478,261

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.