



Address: [9601 SOUTH FWY](#)
City: FORT WORTH
Georeference: 1933-1-3
Subdivision: BECKMAN ADDITION
Neighborhood Code: Auto Care General

Latitude: 32.6160040155
Longitude: -97.3194745267
TAD Map: 2054-344
MAPSCO: TAR-105T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BECKMAN ADDITION Block 1
Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: F1

Year Built: 2009

Personal Property Account: Multi

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$5,844,000

Protest Deadline Date: 5/31/2024

Site Number: 80444199

Site Name: SERVICE KING

Site Class: ACSvcCenter - Auto Care-Service Center

Parcels: 1

Primary Building Name: SERVICE KING / 04977181

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 38,960

Net Leasable Area⁺⁺⁺: 38,960

Percent Complete: 100%

Land Sqft^{*}: 217,190

Land Acres^{*}: 4.9859

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:

MDC COAST 13 LLC

Primary Owner Address:

11995 EL CAMINO REAL
SAN DIEGO, CA 92130

Deed Date: 6/1/2023

Deed Volume:

Deed Page:

Instrument: [D223097105](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SERVICE KING PAINT & BODY LLC	10/13/2008	D208393709	0000000	0000000
DIKE A R;DIKE WM D OGRADY FAMILY	10/1/1998	00136790000278	0013679	0000278
DIKE A R;DIKE W O GRADY	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	\$4,866,645	\$977,355	\$5,844,000	\$5,844,000
2024	\$4,422,645	\$977,355	\$5,400,000	\$5,400,000
2023	\$3,479,645	\$977,355	\$4,457,000	\$4,457,000
2022	\$3,372,645	\$977,355	\$4,350,000	\$4,350,000
2021	\$3,579,732	\$705,868	\$4,285,600	\$4,285,600
2020	\$3,356,711	\$705,868	\$4,062,579	\$4,062,579

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.