



Address: [121 COAD ST](#)
City: FORT WORTH
Georeference: 8290-2-12
Subdivision: COOK INDUSTRIAL ADDITION
Neighborhood Code: WH-South Tarrant County General

Latitude: 32.6047596774
Longitude: -97.3184180161
TAD Map: 2054-340
MAPSCO: TAR-105X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COOK INDUSTRIAL ADDITION
Block 2 Lot 12,13 & 14 50% UNDIVIDED INTEREST

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: F1
Year Built: 1969
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$270,336
Protest Deadline Date: 5/31/2024

Site Number: 80864269
Site Name: MACHINE SPECIALTIES
Site Class: WHStorage - Warehouse-Storage
Parcels: 2
Primary Building Name: 05671493, 04671426
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 5,632
Net Leasable Area⁺⁺⁺: 5,632
Percent Complete: 100%
Land Sqft^{*}: 47,916
Land Acres^{*}: 1.1000
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:
KINNEAR JAMES L
Primary Owner Address:
225 TRAILWOOD DR
JOSHUA, TX 76058-4813

Deed Date: 9/30/2023
Deed Volume:
Deed Page:
Instrument: [D223213502](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CYR LINDA KAY KINNEAR	12/30/1983	00077040001675	0007704	0001675



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	\$210,441	\$59,895	\$270,336	\$270,336
2024	\$169,158	\$59,895	\$229,053	\$229,053
2023	\$142,857	\$59,895	\$202,752	\$202,752
2022	\$110,105	\$59,895	\$170,000	\$170,000
2021	\$105,105	\$59,895	\$165,000	\$165,000
2020	\$97,801	\$59,895	\$157,696	\$157,696

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.