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Address: [3451 BOSTON AVE](#)
City: BENBROOK
Georeference: 3090--CA
Subdivision: BOSTON HEIGHTS ADDITION
Neighborhood Code: OFC-West Tarrant County

Latitude: 32.7217072085
Longitude: -97.4542452683
TAD Map: 2012-380
MAPSCO: TAR-073Q



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

PROPERTY DATA

Legal Description: BOSTON HEIGHTS ADDITION
Lot CA

Jurisdictions:

CITY OF BENBROOK (003)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 80487165

Site Name: MAGNOLIA MEDIA GROUP

Site Class: OFCLowRise - Office-Low Rise

Parcels: 2

Primary Building Name: MAGNOLIA MEDIA GROUP/VACANT / 05693756

State Code: F1

Primary Building Type: Commercial

Year Built: 1986

Gross Building Area+++ : 9,976

Personal Property Account: [13545388](#)

Net Leasable Area+++ : 9,976

Agent: THE KONEN LAW FIRM PC (00954)

Percent Complete: 100%

Notice Sent Date: 5/1/2025

Land Sqft * : 15,682

Notice Value: \$1,372,990

Land Acres * : 0.3600

Protest Deadline Date:
5/31/2024

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:

THE VINNEDGE BUILDING LP

Primary Owner Address:

1754 TECHNOLOGY DR #140
SAN JOSE, CA 95110

Deed Date: 5/6/2003

Deed Volume: 0016735

Deed Page: 0000341

Instrument: 00167350000341

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VERNON C RUDD REVOCABLE TRUST	9/21/1998	00135770000015	0013577	0000015
RUDD VERNON E	12/1/1997	00129980000291	0012998	0000291
STRIPLING MARTINA C	6/23/1995	00120000000867	0012000	0000867
OSBORNE STEPHEN C	6/22/1995	00120130001369	0012013	0001369
AMERICAN NATIONAL INS CO	12/31/1990	00101520002184	0010152	0002184
AMERICAN SECURITY LIFE INS	12/1/1987	00091360000843	0009136	0000843
SMITH BOSTON;SMITH COKE	6/15/1985	00082240000779	0008224	0000779
ROBINSON W C	1/1/1901	00000000000000	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	\$1,349,467	\$23,523	\$1,372,990	\$1,111,560
2024	\$902,777	\$23,523	\$926,300	\$926,300
2023	\$792,908	\$23,523	\$816,431	\$816,431
2022	\$701,929	\$23,523	\$725,452	\$725,452
2021	\$701,929	\$23,523	\$725,452	\$725,452
2020	\$701,929	\$23,523	\$725,452	\$725,452

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.