



Address: [1712 SAN RAFAEL ST](#)
City: FORT WORTH
Georeference: 47149-1-14
Subdivision: WILLOW CREEK ADDN (FT WORTH)
Neighborhood Code: M4S05D

Latitude: 32.6329736124
Longitude: -97.3457581724
TAD Map: 2042-348
MAPSCO: TAR-104L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW CREEK ADDN (FT WORTH) Block 1 Lot 14

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: B

Year Built: 1985

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 05860474

Site Name: WILLOW CREEK ADDN (FT WORTH)-1-14

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,080

Percent Complete: 100%

Land Sqft^{*}: 7,199

Land Acres^{*}: 0.1652

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:

MRC CHANNEL VENTURES LLC

Primary Owner Address:

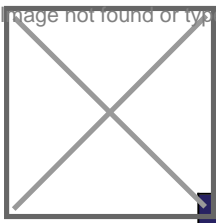
PO BOX 1165
COLLEYVILLE, TX 76034

Deed Date: 12/21/2021

Deed Volume:

Deed Page:

Instrument: [D222158757](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RABIE AHMAD	8/2/2011	D211195042	0000000	0000000
CHERRY ADRIENNE	10/9/2003	D203391116	0000000	0000000
NEWMAN M SPENCER	12/5/1986	00087710001532	0008771	0001532
DUNN DAN	3/13/1985	00081170000532	0008117	0000532
HARRIS JAMES R JR	1/1/1985	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	\$198,129	\$30,000	\$228,129	\$228,129
2024	\$248,056	\$30,000	\$278,056	\$278,056
2023	\$213,000	\$30,000	\$243,000	\$243,000
2022	\$180,000	\$30,000	\$210,000	\$210,000
2021	\$161,919	\$30,000	\$191,919	\$191,919
2020	\$141,239	\$30,000	\$171,239	\$171,239

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.