



Address: [4301 SOUTH FWY](#)
City: FORT WORTH
Georeference: 39645-A-1R
Subdivision: SOUTHLAND TERRACE ADDITION
Neighborhood Code: Car Wash General

Latitude: 32.6850778644
Longitude: -97.3197027131
TAD Map: 2054-368
MAPSCO: TAR-091K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHLAND TERRACE
ADDITION Block A Lot 1R

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)

State Code: F1

Year Built: 2022

Personal Property Account: [10923829](#)

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$1,518,413

Protest Deadline Date: 5/31/2024

Site Number: 80531636

Site Name: KATIES EXPRESS CAR WASH

Site Class: CWDrvThru - Car Wash-Drive Thru

Parcels: 1

Primary Building Name: KATIES CAR WASH / 06072097

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 4,420

Net Leasable Area⁺⁺⁺: 4,420

Percent Complete: 100%

Land Sqft^{*}: 37,245

Land Acres^{*}: 0.8550

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:

NAMNGUYETJANET LLC

Primary Owner Address:

5528 GLENEAGLES DR
ATTN NAM PHAM
PLANO, TX 75093

Deed Date: 7/21/2022

Deed Volume:

Deed Page:

Instrument: [D222183711](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KATIE'S EXPRESS CAR WASH LLC	12/13/2021	D221367231		
ARC CAFEHLD001 LLC	6/27/2013	D213176762	0000000	0000000
CNL APF PARTNERS LP	2/25/2005	D209087735	0000000	0000000
US REST PROP OPERATING LP	11/4/2003	D204221735	0000000	0000000
USRP FUNDING 2002-A LP	6/6/2002	00158030000154	0015803	0000154
U S RESTAURANT PROPERTIES	12/12/1996	00126210000343	0012621	0000343
GRANDY'S INC	1/2/1986	00081020000568	0008102	0000568

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	\$1,015,605	\$502,808	\$1,518,413	\$1,518,413
2024	\$897,192	\$502,808	\$1,400,000	\$1,400,000
2023	\$897,192	\$502,808	\$1,400,000	\$1,400,000
2022	\$323,502	\$502,808	\$826,310	\$826,310
2021	\$141,331	\$335,205	\$476,536	\$476,536
2020	\$299,543	\$335,205	\$634,748	\$634,748

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.