



Address: [612 E 2ND ST](#)
City: FORT WORTH
Georeference: 14437-31-3A
Subdivision: FORT WORTH ORIGINAL TOWN
Neighborhood Code: OFC-Central Business District

Latitude: 32.7574511246
Longitude: -97.3277010254
TAD Map: 2048-396
MAPSCO: TAR-063W



Google Map or type unknown

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

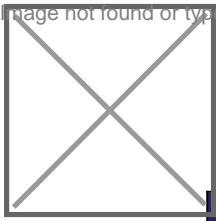
PROPERTY DATA

Legal Description: FORT WORTH ORIGINAL
TOWN Block 31 Lot 3A 3B 4 5A 5B 5C 6A 6C & 6D
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #1 - DOWNTOWN (001)
FORT WORTH ISD (905)
State Code: C2C
Year Built: 0
Personal Property Account: N/A
Agent: RICHARD B MCELROY, LLC (00285A)
Notice Sent Date: 4/15/2025
Notice Value: \$2,062,600
Protest Deadline Date: 5/31/2024
Site Number: 80552870
Site Name: SURFACE PARKING - SUNDANCE SQUARE
Site Class: LandVacComImpVal - Commercial Land With Improvement Value
Parcels: 1
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 41,250
Land Acres^{*}: 0.9469
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:
SUNDANCE SQUARE PARTNERS LP
Primary Owner Address:
425 HOUSTON ST STE 250
FORT WORTH, TX 76102
Deed Date: 6/30/2003
Deed Volume:
Deed Page:
Instrument: 14295



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUNDANCE SQUARE	7/30/1987	00090240000333	0009024	0000333

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	\$100	\$2,062,500	\$2,062,600	\$2,062,600
2024	\$100	\$2,062,500	\$2,062,600	\$2,062,600
2023	\$100	\$2,062,500	\$2,062,600	\$2,062,600
2022	\$100	\$2,062,500	\$2,062,600	\$2,062,600
2021	\$100	\$2,062,500	\$2,062,600	\$2,062,600
2020	\$100	\$2,062,500	\$2,062,600	\$2,062,600

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.