



Address: [3113 CURTIS DR](#)
City: FORT WORTH
Georeference: 21119-1-18
Subdivision: INDUSTRIPLEX
Neighborhood Code: WH-West Fort Worth/Hulen General

Latitude: 32.7278479107
Longitude: -97.4487401511
TAD Map: 2012-384
MAPSCO: TAR-073M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: INDUSTRIPLEX Block 1 Lot 18
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: C1C
Year Built: 0
Personal Property Account: N/A
Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (90344)
Notice Sent Date: 4/15/2025
Notice Value: \$111,092
Protest Deadline Date: 5/15/2025
Site Number: 80563090
Site Name: 80563090
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 5
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 24,687
Land Acres^{*}: 0.5667
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:
EVERETT INDUSTRIAL II LLC
Primary Owner Address:
PO BOX 102017
FORT WORTH, TX 76185
Deed Date: 8/17/2021
Deed Volume:
Deed Page:
Instrument: [D221238748](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CURTIS DRIVE BUSINESS PARK LLC	7/26/2019	D219164492		
IDI-CHERRY 14 LTD	8/28/1992	00107920001316	0010792	0001316
BANK ONE TEXAS	6/18/1991	00102980000337	0010298	0000337
WCJ CHERRY LANE JV	1/1/1988	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	\$0	\$111,092	\$111,092	\$88,874
2024	\$0	\$77,764	\$77,764	\$74,062
2023	\$0	\$61,718	\$61,718	\$61,718
2022	\$0	\$61,718	\$61,718	\$61,718
2021	\$0	\$61,718	\$61,718	\$61,718
2020	\$0	\$61,718	\$61,718	\$61,718

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.