



Address: [1345 AVONDALE HASLET RD](#)
City: FORT WORTH
Georeference: 2918-A-5
Subdivision: BOAZ ADDITION
Neighborhood Code: Day Care General

Latitude: 32.9681897633
Longitude: -97.3881634203
TAD Map: 2030-472
MAPSCO: TAR-005U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BOAZ ADDITION Block A Lot 5

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: F1

Year Built: 2018

Personal Property Account: [14694455](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$4,076,883

Protest Deadline Date: 5/31/2024

Site Number: 06986005

Site Name: KIDS R KIDS

Site Class: DayCare - Day Care Center

Parcels: 1

Primary Building Name: KIDS R KIDS DAYCARE / 06986005

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 20,774

Net Leasable Area⁺⁺⁺: 20,774

Percent Complete: 100%

Land Sqft^{*}: 115,085

Land Acres^{*}: 2.6420

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:

RANDHIR & SONS LLC

Primary Owner Address:

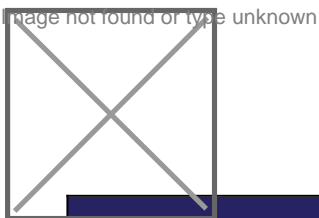
4461 HOMESTEAD DR
SOUTHLAKE, TX 76092

Deed Date: 12/13/2019

Deed Volume:

Deed Page:

Instrument: [D219288102](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROE 4461 INV LLC	8/20/2015	D215192777		
ROE 4461 INV LLC	8/20/2015	D215188472		
BUCHANAN DONALD J;BUCHANAN JANELL	6/14/2002	00157670000021	0015767	0000021
WOODS DAVID L;WOODS NATALIE G	10/2/1998	00134560000282	0013456	0000282
SUTTER HOMES INC	4/9/1997	00127500000499	0012750	0000499
BOAZ ROBERT DON EST	1/1/1997	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	\$3,731,626	\$345,257	\$4,076,883	\$4,076,883
2024	\$3,547,715	\$345,257	\$3,892,972	\$3,720,000
2023	\$2,927,372	\$172,628	\$3,100,000	\$3,100,000
2022	\$2,927,372	\$172,628	\$3,100,000	\$3,100,000
2021	\$3,114,022	\$172,628	\$3,286,650	\$3,286,650
2020	\$3,114,022	\$172,628	\$3,286,650	\$3,286,650

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.