



Address: [7360 N BEACH ST](#)
City: FORT WORTH
Georeference: 40689H-1-1AR
Subdivision: SUMMERFIELDS SKYVIEW ADDN
Neighborhood Code: Auto Care General

Latitude: 32.87142399
Longitude: -97.2902736693
TAD Map: 2060-436
MAPSCO: TAR-036S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMERFIELDS SKYVIEW
ADDN Block 1 Lot 1AR

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: F1
Year Built: 1998
Personal Property Account: Multi
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$1,046,250
Protest Deadline Date: 5/31/2024

Site Number: 80735665
Site Name: BRAKES PLUS
Site Class: ACSvcCenter - Auto Care-Service Center
Parcels: 1
Primary Building Name: BRAKES PLUS / 07064632
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 4,650
Net Leasable Area⁺⁺⁺: 4,650
Percent Complete: 100%
Land Sqft^{*}: 30,042
Land Acres^{*}: 0.6896
Pool: N

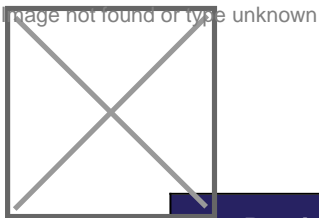
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
SHAN-L LIMITED PARTNERSHIP
Primary Owner Address:
509 CAPPS LN #18
UKIAH, CA 95482

Deed Date: 8/31/2023
Deed Volume:
Deed Page:
Instrument: [D223161758](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRAKES PLUS LLC	3/6/2023	D223035718		
ZELL THREE INC	12/23/1997	00130210000342	0013021	0000342
BEACHWOOD PARTNERS	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	\$670,725	\$375,525	\$1,046,250	\$1,046,250
2024	\$737,164	\$247,846	\$985,010	\$985,010
2023	\$659,851	\$247,846	\$907,697	\$907,697
2022	\$494,154	\$247,846	\$742,000	\$742,000
2021	\$494,154	\$247,846	\$742,000	\$742,000
2020	\$426,404	\$247,846	\$674,250	\$674,250

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.