



Address: [6650 NORTH FWY](#)
City: FORT WORTH
Georeference: 12752H-3-2RA
Subdivision: EMERGING PROPERTIES ADDITION
Neighborhood Code: Food Service General

Latitude: 32.8631418551
Longitude: -97.3135361958
TAD Map: 2054-432
MAPSCO: TAR-035Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EMERGING PROPERTIES
ADDITION Block 3 Lot 2RA

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: 2013

Personal Property Account: [13869698](#)

Agent: BLACKWELL & DUNCAN (05602)

Notice Sent Date: 5/1/2025

Notice Value: \$3,871,626

Protest Deadline Date: 5/31/2024

Site Number: 80748392

Site Name: TWIN PEAKS

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: TWIN PEAKS / 07216971

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 6,600

Net Leasable Area⁺⁺⁺: 6,600

Percent Complete: 100%

Land Sqft^{*}: 70,024

Land Acres^{*}: 1.6075

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:

AWON ESTATE TW LLC

Primary Owner Address:

1803 COPPERFIELD CT
WESTLAKE, TX 76262

Deed Date: 8/30/2021

Deed Volume:

Deed Page:

Instrument: [D221254185](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARROLL FAMILY INVESTMENTS LTD	1/1/2003	D203378313		
SPRING CREEK BARBECUE FOSSIL CREEK NUMBER 1 LTD	11/13/1998	00135270000108	0013527	0000108
EMERGING PROPERTIES LTD	1/1/1998	0000000000000000	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	\$2,908,796	\$962,830	\$3,871,626	\$3,871,626
2024	\$2,537,170	\$962,830	\$3,500,000	\$3,500,000
2023	\$2,467,393	\$962,830	\$3,430,223	\$3,430,223
2022	\$1,894,970	\$962,830	\$2,857,800	\$2,857,800
2021	\$2,263,580	\$962,830	\$3,226,410	\$3,226,410
2020	\$2,263,603	\$962,830	\$3,226,433	\$3,226,433

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.