



Address: [3860 MILLER AVE](#)
City: FORT WORTH
Georeference: 44515-1-1R
Subdivision: VANCE, GUY E SUBDIVISION
Neighborhood Code: RET-Southeast Fort Worth/Everman/Forest Hill General

Latitude: 32.7058687064
Longitude: -97.2633093304
TAD Map: 2072-376
MAPSCO: TAR-078Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VANCE, GUY E SUBDIVISION
Block 1 Lot 1R

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: F1

Year Built: 2003

Personal Property Account: [11413379](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$1,912,985

Protest Deadline Date: 5/31/2024

Site Number: 80225810

Site Name: FAMILY DOLLAR

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: FAMILY DOLLAR / 40169464

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 9,990

Net Leasable Area⁺⁺⁺: 9,990

Percent Complete: 100%

Land Sqft^{*}: 32,709

Land Acres^{*}: 0.7508

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:

REALTY INCOME PROPERTIES 25

Primary Owner Address:

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Deed Date: 8/8/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213217924](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCLELLAND DONNA J;MCCLELLAND JOSEPH S	2/24/2003	00166230000261	0016623	0000261
TEXAS-HSI ONE LLC	1/1/2002	000000000000000	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	\$1,839,390	\$73,595	\$1,912,985	\$1,912,985
2024	\$1,698,405	\$73,595	\$1,772,000	\$1,772,000
2023	\$1,668,905	\$73,595	\$1,742,500	\$1,742,500
2022	\$1,626,405	\$73,595	\$1,700,000	\$1,700,000
2021	\$1,676,405	\$73,595	\$1,750,000	\$1,750,000
2020	\$1,598,324	\$73,595	\$1,671,919	\$1,671,919

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.