



Address: [4307 OLD DECATUR RD](#)
City: FORT WORTH
Georeference: A 80-1J
Subdivision: BOMAN, JOSEPH SURVEY
Neighborhood Code: APT-North Fort Worth

Latitude: 32.823769743
Longitude: -97.3803944545
TAD Map: 2030-420
MAPSCO: TAR-047Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BOMAN, JOSEPH SURVEY
Abstract 80 Tract 1J REF MARINE CREEK RETAIL
24819H PER PLAT D222268332

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- LAKE WORTH ISD (910)

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: VANTAGE ONE TAX SOLUTIONS INC (0865)

Notice Sent Date: 4/15/2025

Notice Value: \$66,124

Protest Deadline Date: 5/31/2024

Site Number: 80866870
Site Name: VACANT LAND - COMMERCIAL
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 1
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 22,041
Land Acres^{*}: 0.5060
Pool: N

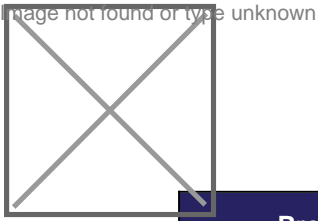
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
MCP18 LLC
Primary Owner Address:
3000 ALTAMESA BLVD STE 300
FORT WORTH, TX 76133

Deed Date: 12/31/2018
Deed Volume:
Deed Page:
Instrument: [D218284427](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARINE CREEK OF TEXAS JV	3/12/2005	D205281186	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	\$66,124	\$66,124	\$66,124
2024	\$0	\$66,124	\$66,124	\$66,124
2023	\$0	\$66,124	\$66,124	\$66,124
2022	\$0	\$102,988	\$102,988	\$102,988
2021	\$0	\$102,988	\$102,988	\$102,988
2020	\$0	\$102,988	\$102,988	\$102,988

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.