



**Address:** [12750 NORTH FWY](#)  
**City:** FORT WORTH  
**Georeference:** 414P-1-3  
**Subdivision:** ALLIANCE GATEWAY WEST ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.9573824265  
**Longitude:** -97.3090764262  
**TAD Map:** 2054-468  
**MAPSCO:** TAR-007Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** ALLIANCE GATEWAY WEST  
ADDITION Block 1 Lot 3

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** F1

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** GILL DENSON & COMPANY LLC (1907)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$2,598,050

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80867396  
**Site Name:** JUGNI INDIAN KITCHEN  
**Site Class:** FSRest - Food Service-Full Service Restaurant  
**Parcels:** 1  
**Primary Building Name:** JUGNI INDIAN KITCHEN / 41009398  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 4,935  
**Net Leasable Area<sup>+++</sup>:** 4,935  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 67,866  
**Land Acres<sup>\*</sup>:** 1.5580  
**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:**  
OURVIRSA LLC  
**Primary Owner Address:**  
5300 FALLEN LEAF ST  
FORT WORTH, TX 76179

**Deed Date:** 10/26/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223194405](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OURVISA LLC	10/24/2023	<a href="#">D223192840</a>		
JEFFRIS ANN M	8/31/2021	<a href="#">D221255922</a>		
AMJ TEXAS LLC	8/31/2021	<a href="#">D221255873</a>		
JEFFRIS ANN;JEFFRIS BEN	1/17/2006	<a href="#">D206014784</a>	0000000	0000000
ACG TEXAS DEV LLLP	1/1/2005	<a href="#">D205237235</a>	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 <sup>+</sup>
2025	\$1,580,060	\$1,017,990	\$2,598,050	\$1,800,000
2024	\$482,010	\$1,017,990	\$1,500,000	\$1,500,000
2023	\$982,010	\$1,017,990	\$2,000,000	\$2,000,000
2022	\$834,794	\$1,017,990	\$1,852,784	\$1,852,784
2021	\$982,010	\$1,017,990	\$2,000,000	\$2,000,000
2020	\$909,522	\$1,017,990	\$1,927,512	\$1,927,512

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.