



**Address:** [12001 KATY RD](#)  
**City:** FORT WORTH  
**Georeference:** 44111D--1  
**Subdivision:** U-HOOK RANCH ADDITION  
**Neighborhood Code:** WH-Northeast Tarrant County General

**Latitude:** 32.9449863694  
**Longitude:** -97.2558914498  
**TAD Map:** 2072-464  
**MAPSCO:** TAR-023E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** U-HOOK RANCH ADDITION Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**Site Number:** 80874702  
**Site Name:** COMMUNITY STOREHOUSE  
**Site Class:** WHStorage - Warehouse-Storage  
**Parcels:** 1

**State Code:** F1

**Primary Building Name:** COMMUNITY STOREHOUSE / 41197259

**Year Built:** 1996

**Primary Building Type:** Commercial

**Personal Property Account:** [11758848](#)

**Gross Building Area**+++ : 13,000

**Agent:** BENTON COOK (00150)

**Net Leasable Area**+++ : 13,000

**Notice Sent Date:** 4/15/2025

**Percent Complete:** 100%

**Notice Value:** \$1,274,000

**Land Sqft**\* : 44,518

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

**Land Acres**\* : 1.0219

**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:**

MB KELLER LLC

**Primary Owner Address:**

5710 LYNDON B JOHNSON FWY SUITE 420  
DALLAS, TX 75240

**Deed Date:** 5/11/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222122676](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NANCE C KIRK;NANCE TERESA G	12/18/2015	41197259		
DULAY CARIDAD;DULAY DOREEN STURGI	4/23/2008	<a href="#">D208153254</a>	0000000	0000000
TWO TALENTS INC	1/1/2006	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 <sup>+</sup>
2025	\$1,006,892	\$267,108	\$1,274,000	\$1,084,200
2024	\$858,982	\$44,518	\$903,500	\$903,500
2023	\$839,482	\$44,518	\$884,000	\$884,000
2022	\$800,482	\$44,518	\$845,000	\$845,000
2021	\$763,482	\$44,518	\$808,000	\$808,000
2020	\$683,482	\$44,518	\$728,000	\$728,000

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.