



**Address:** [3201 WESTERN CENTER BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 12752H-3-5R2  
**Subdivision:** EMERGING PROPERTIES ADDITION  
**Neighborhood Code:** RET-Northeast Fort Worth General

**Latitude:** 32.8612533192  
**Longitude:** -97.3112370412  
**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 5R2

**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)

**Site Number:** 80873573

**Site Name:** JIMMY JOHNS/SMILE DOCS/TOTS & TYKES PED

**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center

**Parcels:** 1

**Primary Building Name:** STRIP CENTER / 41386744

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 9,202

**Net Leasable Area<sup>+++</sup>:** 8,789

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 51,401

**Land Acres<sup>\*</sup>:** 1.1800

**Pool:** N

**State Code:** F1

**Year Built:** 2008

**Personal Property Account:** Multi

**Agent:** UPTG (00670)

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

**Notice Value:** \$2,680,646

**Protest Deadline Date:** 6/17/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

M & H REAL ESTATE HOLDINGS LLC

**Primary Owner Address:**

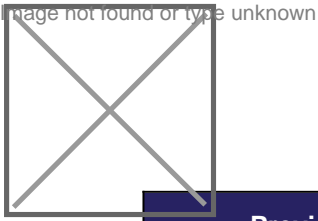
13200 HIGHWAY 287  
HASLET, TX 76052

**Deed Date:** 11/13/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224204221](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ONE WESTERN CENTER LP	4/17/2008	<a href="#">D208140227</a>	0000000	0000000
EMERGING PROPERTIES I LTD	1/1/2008	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	\$1,973,882	\$706,764	\$2,680,646	\$2,680,646
2024	\$1,293,236	\$706,764	\$2,000,000	\$2,000,000
2023	\$1,293,236	\$706,764	\$2,000,000	\$2,000,000
2022	\$1,293,236	\$706,764	\$2,000,000	\$2,000,000
2021	\$1,293,236	\$706,764	\$2,000,000	\$2,000,000
2020	\$1,597,450	\$552,550	\$2,150,000	\$2,150,000

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.