



Address: [9608 BARTLETT CIR](#)
City: FORT WORTH
Georeference: 36738-1-2
Subdivision: RULAND ADDITION
Neighborhood Code: MED-West Tarrant County General

Latitude: 32.7602870622
Longitude: -97.4829181742
TAD Map: 2000-396
MAPSCO: TAR-058Z



Google Map or type unknown

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

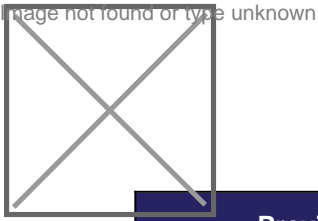
PROPERTY DATA

Legal Description: RULAND ADDITION Block 1 Lot 2
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)
Site Number: 800102279
Site Name: LIFE SPRING / CHIROPUS CLINIC
Site Class: MEDOff - Medical-Office
Parsels: 1
Primary Building Name: LIFE SPRING / CHIROPUS CLINIC / 41428986
State Code: F1
Year Built: 2018
Personal Property Account: Multiple
Agent: HEGWOOD GROUP (00813)
Notice Sent Date: 5/1/2025
Notice Value: \$1,550,784
Protest Deadline Date: 5/31/2024
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 6,073
Net Leasable Area⁺⁺⁺: 6,073
Percent Complete: 100%
Land Sqft^{*}: 26,476
Land Acres^{*}: 0.6078
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:
RULAND AND NGUYEN INVESTMENTS LLC
Primary Owner Address:
PO BOX 208
ALEDO, TX 76008
Deed Date: 4/18/2018
Deed Volume:
Deed Page:
Instrument: [D218082371](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEDICAL REVIEWERS OF TX LLC	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 ⁺
2025	\$1,438,261	\$112,523	\$1,550,784	\$1,488,000
2024	\$1,127,477	\$112,523	\$1,240,000	\$1,240,000
2023	\$1,090,077	\$112,523	\$1,202,600	\$1,202,600
2022	\$992,763	\$112,523	\$1,105,286	\$1,105,286
2021	\$887,477	\$112,523	\$1,000,000	\$1,000,000
2020	\$887,477	\$112,523	\$1,000,000	\$1,000,000

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.