



**Address:** [9541 CLIFFORD ST](#)  
**City:** FORT WORTH  
**Georeference:** 8912-1-3R2  
**Subdivision:** CROW ADDITION-FORT WORTH  
**Neighborhood Code:** RET-Northwest Tarrant County General

**Latitude:** 32.7630102865  
**Longitude:** -97.4821247439  
**TAD Map:** 2000-396  
**MAPSCO:** TAR-058V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CROW ADDITION-FORT WORTH Block 1 Lot 3R2

**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)

**State Code:** F1

**Year Built:** 2009

**Personal Property Account:** [13426206](#)

**Agent:** WILSON & FRANCO (00625)

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

**Notice Value:** \$944,613

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

**Site Number:** 80876053

**Site Name:** AUTOZONE

**Site Class:** RETGen - Retail-General/Specialty

**Parcels:** 1

**Primary Building Name:** AUTOZONE / 41437470

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 7,296

**Net Leasable Area<sup>+++</sup>:** 7,296

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 31,851

**Land Acres<sup>\*</sup>:** 0.7311

**Pool:** N

<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:**

CENTRAL NORTHAVEN LP

**Primary Owner Address:**

2301 OHIO DR STE 139  
PLANO, TX 75093

**Deed Date:** 4/12/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224063251](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATCH HILL PLANTERS DEVELOPMENT V LLC	10/30/2023	<a href="#">D223195607</a>		
ABONDOLO FAMILY INTER VIVOS TRUST	4/9/2009	<a href="#">D209109876</a>	0000000	0000000
ABONDOLO MARIA	4/3/2009	<a href="#">D209089556</a>	0000000	0000000
WESTOVER CLIFFORD 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	\$180,189	\$764,424	\$944,613	\$944,613
2024	\$96,504	\$764,424	\$860,928	\$860,928
2023	\$85,576	\$764,424	\$850,000	\$850,000
2022	\$50,000	\$700,000	\$750,000	\$750,000
2021	\$445,192	\$254,808	\$700,000	\$700,000
2020	\$445,192	\$254,808	\$700,000	\$700,000

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.