



Address: [5700 EDWARDS RANCH RD UNIT 102](#)
City: FORT WORTH
Georeference: 11068-2-1R1
Subdivision: EDWARDS RANCH CLEARFORK ADDN
Neighborhood Code: MED-West Tarrant County General

Latitude: 32.7089250112
Longitude: -97.4091125154
TAD Map: 2024-376
MAPSCO: TAR-074Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDWARDS RANCH
CLEARFORK ADDN Block 2 Lot 1R-1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 80881244
Site Name: FORT WORTH ORTHODONTICS-SMILE DOCTORS
Site Class: MEDDentalOff - Medical- Dental Office
Parcels: 1
Primary Building Name: DENTAL OFFICE / 41653203
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 3,063
Net Leasable Area⁺⁺⁺: 3,063
Percent Complete: 100%
Land Sqft^{*}: 18,343
Land Acres^{*}: 0.4211
Pool: N

State Code: F1
Year Built: 2013
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$842,325
Protest Deadline Date: 5/31/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
SD FORT WORTH LLC
THE 1994 M JULLIAY REVOCABLE LIVING TRUST
OPTIMAL INVESTMENTS LLC
Primary Owner Address:
5700 EDWARDS RANCH RD STE 102
FORT WORTH, TX 76109

Deed Date: 4/7/2025
Deed Volume:
Deed Page:
Instrument: [D225066926](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPTIMAL INVESTMENTS LLC;SD FORT WORTH LLC;SOUTHWEST EQUITY INVESTMENTS LP;THE 1994 M JULLIAY REVOCABLE LIVING TRUST	4/1/2025	D225057713		
OPTIMAL INVESTMENTS LLC;SD FORT WORTH LLC;SOUTHWEST EQUITY INVESTMENTS LP	1/27/2025	D225014408		
SD FORT WORTH LLC;SOUTHWEST EQUITY INVESTMENTS LP	1/14/2025	D225007394		
SD FORT WORTH LLC	12/13/2024	D224225404		
WOLFPACK ORTHODONTICS PLLC	8/30/2013	D213235458	0000000	0000000
G S PREECE DENTAL LTD ETAL	1/1/2013	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	\$695,581	\$146,744	\$842,325	\$842,325
2024	\$695,581	\$146,744	\$842,325	\$842,325
2023	\$668,933	\$146,744	\$815,677	\$815,677
2022	\$668,933	\$146,744	\$815,677	\$815,677
2021	\$668,933	\$146,744	\$815,677	\$815,677
2020	\$668,933	\$146,744	\$815,677	\$815,677

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.