



Address: [312 MERCEDES ST # 3](#) **Latitude:** 00000000000000000000000000000000
City: BENBROOK **Longitude:** 00000000000000000000000000000000
Georeference: 25769C-2-2 **TAD Map:** 2006-368
Subdivision: MERCEDES PROFESSIONAL PARK CONDO 087K
Neighborhood Code: MED-Southwest Tarrant County General



Google Map or type unknown
This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MERCEDES PROFESSIONAL
PK CONDO BLDG 2 UNIT 2 & 20% OF COMMON
AREA, PER PLAT D214026932

Jurisdictions: CITY OF BENBROOK (003) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905)	Site Number: 80881246 Site Name: MERCEDES Professional Park Site Class: CondoMedOff - Condo-Medical Office Parcels: 4 Primary Building Name: 300/DR GRASSE & RATLIFF/ 41662830 Primary Building Type: Condominium Gross Building Area +++ : 2,258 Net Leasable Area +++ : 2,258 Percent Complete: 100% Land Sqft * : 0 Land Acres * : 0.0000 Pool: N
State Code: F1 Year Built: 2013 Personal Property Account: N/A Agent: ALTUS GROUP US INC/SOUTH LAKE (0052) Notice Sent Date: 5/1/2025 Notice Value: \$733,850 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: BHATTI PULMONARY & SLEEP ASSOCIATES OF TEXAS PLLC INTERNAL MEDICINE ASSOCIATES OF SOUTH TEXAS PLLC Primary Owner Address: 8008 MODENA DR FORT WORTH, TX 76126	Deed Date: 4/19/2014 Deed Volume: Deed Page: Instrument: D214079351
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Previous Owners	Date	Instrument	Deed Volume	Deed Page
BHATTI PULMONARY & SLEEP ETAL	4/18/2014	D214079351	0000000	0000000
BILL & DEE BUILDERS LLC	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	\$649,450	\$84,400	\$733,850	\$733,850
2024	\$615,600	\$84,400	\$700,000	\$700,000
2023	\$592,998	\$84,402	\$677,400	\$677,400
2022	\$554,651	\$52,751	\$607,402	\$607,402
2021	\$500,459	\$52,751	\$553,210	\$553,210
2020	\$511,749	\$52,751	\$564,500	\$564,500

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.