



**Address:** [1600 WESTERN CENTER BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 16352-A-1A  
**Subdivision:** GREENWAY WESTERN CENTER ADDN  
**Neighborhood Code:** Service Station General

**Latitude:** 32.8631388488  
**Longitude:** -97.3419505785  
**TAD Map:** 2048-432  
**MAPSCO:** TAR-034Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GREENWAY WESTERN  
CENTER ADDN Block A Lot 1A

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** F1

**Year Built:** 2016

**Personal Property Account:** [14320687](#)

**Agent:** RYAN LLC (00320)

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

**Notice Value:** \$1,721,590

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

**Site Number:** 800008705

**Site Name:** 7-ELEVEN

**Site Class:** SSMiniMart - Svc Station-Mini Mart with Fuel

**Parcels:** 1

**Primary Building Name:** 7-ELEVEN / 42099216

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 3,150

**Net Leasable Area<sup>+++</sup>:** 3,150

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 50,519

**Land Acres<sup>\*</sup>:** 1.1600

**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:**

MDC COAST 6 LLC

**Primary Owner Address:**

3304 ESSEX DR  
C/O MIRAMAR BRANDS, INC  
RICHARDSON, TX 75082

**Deed Date:** 12/21/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216301108](#)

## 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	\$963,805	\$757,785	\$1,721,590	\$1,620,000
2024	\$592,215	\$757,785	\$1,350,000	\$1,350,000
2023	\$822,497	\$404,152	\$1,226,649	\$1,226,649
2022	\$764,086	\$404,152	\$1,168,238	\$1,168,238
2021	\$708,456	\$404,152	\$1,112,608	\$1,112,608
2020	\$648,922	\$406,328	\$1,055,250	\$1,055,250

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.