



Address: [8644 MEDICAL CITY WAY](#)
City: FORT WORTH
Georeference: 16606--4-70
Subdivision: HCA HEALTH SERVICES ADDITION
Neighborhood Code: MED-North Tarrant County General

Latitude: 32.8979865242
Longitude: -97.3105766598
TAD Map: 2054-444
MAPSCO: TAR-035C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HCA HEALTH SERVICES
ADDITION Block Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: F1

Year Built: 2021

Personal Property Account: N/A

Agent: BLACKWELL & DUNCAN (05602)

Notice Sent Date: 5/1/2025

Notice Value: \$2,287,810

Protest Deadline Date: 5/31/2024

Site Number: 800046386

Site Name: MEDICAL OFFICES

Site Class: MEDOff - Medical-Office

Parcels: 1

Primary Building Name: 42557931 / MEDICAL OFFICES

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 7,506

Net Leasable Area⁺⁺⁺: 7,105

Percent Complete: 100%

Land Sqft^{*}: 28,250

Land Acres^{*}: 0.6500

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:
NORTH TARRANT MOB PARTNERS 3 LLC

Primary Owner Address:
251 E SOUTHLAKE BLVD STE 100
SOUTHLAKE, TX 76092

Deed Date: 2/3/2021
Deed Volume:
Deed Page:
Instrument: [D221037908](#)

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	\$1,722,810	\$565,000	\$2,287,810	\$1,728,000
2024	\$982,049	\$565,000	\$1,547,049	\$1,440,000
2023	\$635,000	\$565,000	\$1,200,000	\$1,200,000
2022	\$761,781	\$423,750	\$1,185,531	\$1,185,531
2021	\$0	\$141,250	\$141,250	\$141,250
2020	\$0	\$141,250	\$141,250	\$141,250

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.