



**Address:** [9508 CLIFFORD ST](#)  
**City:** FORT WORTH  
**Georeference:** 7474B-1-3R2  
**Subdivision:** CLIFFORD WAL-MART  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7641454711  
**Longitude:** -97.4820216357  
**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:** CLIFFORD WAL-MART 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)  
**Site Number:** 800076114  
**Site Name:** DUTCH BROS COFFEE  
**Site Class:** FSSnackConc - Food Service-Snack Bar/Concession Booth  
**Parcels:** 1  
**Primary Building Name:** DUTCH BROS COFFEE / 42777443  
**State Code:** F1  
**Year Built:** 2022  
**Primary Building Type:** Commercial  
**Personal Property Account:** [14924485](#)  
**Gross Building Area+++:** 953  
**Net Leasable Area+++:** 953  
**Agent:** RYAN LLC (00320)  
**Percent Complete:** 100%  
**Notice Sent Date:** 4/15/2025  
**Land Sqft\*:** 24,041  
**Notice Value:** \$1,098,088  
**Land Acres\*:** 0.5520  
**Protest Deadline Date:** 5/31/2024  
**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:**  
VAN VLECK PROPERTIES LLC  
**Deed Date:** 12/21/2022  
**Primary Owner Address:**  
PO BOX 1878  
CRYSTAL BAY, NV 89402  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222292473](#)

**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	\$521,104	\$576,984	\$1,098,088	\$1,080,000
2024	\$323,016	\$576,984	\$900,000	\$900,000
2023	\$280,716	\$576,984	\$857,700	\$857,700
2022	\$1,000	\$576,984	\$577,984	\$577,984
0	\$0	\$0	\$0	\$0

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.