



## LOCATION

---

**Address:** [1406 N MAIN ST](#)  
**City:** FORT WORTH  
**Georeference:** 15780-58-11-30  
**Subdivision:** GOOGINS SUBDIVISION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7784066442  
**Longitude:** -97.34680961  
**TAD Map:** 2042-404  
**MAPSCO:** TAR-062Q



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** GOOGINS SUBDIVISION Block  
58 Lot 11 & N PT LT 1 BLK 58 NO FT WORTH

**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:** 80148190

**Site Name:** BYBLOS

**Site Class:** FSRest - Food Service-Full Service Restaurant

**Parcels:** 1

**Primary Building Name:** BYBLOS / 01900994

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 7,934

**Net Leasable Area**<sup>+++</sup>: 7,934

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 4,465

**Land Acres**<sup>\*</sup>: 0.1025

**Pool:** N

**State Code:** F1

**Year Built:** 1918

**Personal Property Account:** [10060715](#)

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

---

**Current Owner:**

NSL PROPERTY HOLDINGS LLC

**Primary Owner Address:**

1455 W TRINITY MILLS RD  
CARROLLTON, TX 75006

**Deed Date:** 4/2/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224070017](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RHIMA HORTENCIA	4/2/2024	<a href="#">D224057376</a>		
RHIMA HORTENCIA TR	10/2/1990	00100670001910	0010067	0001910
HEDARY INVESTMENTS INC	12/8/1986	00087910000836	0008791	0000836
HEDARY JOSEPH A;HEDARY SUSAN	9/12/1985	00083050000641	0008305	0000641
KELLY FERN;KELLY MICHAEL	9/11/1985	00082050000642	0008205	0000642
MICHAEL M KELLY	12/31/1900	00000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$719,675	\$22,325	\$742,000	\$742,000
2023	\$701,873	\$22,325	\$724,198	\$724,198
2022	\$434,481	\$22,325	\$456,806	\$456,806
2021	\$1,744,974	\$22,325	\$1,767,299	\$1,767,299
2020	\$1,721,965	\$22,325	\$1,744,290	\$1,744,290

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.