

LOCATION

Address: [3328 STUART DR](#)

City: FORT WORTH

Georeference: 36900-52-17

Subdivision: RYAN & PRUITT

Neighborhood Code: WH-Ryan and Pruitt

Latitude: 32.7013320291

Longitude: -97.3245992385

TAD Map: 2054-376

MAPSCO: TAR-091A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN & PRUITT Block 52 Lot 17
THRU 20

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)

State Code: F1

Year Built: 1975

Personal Property Account: [14593489](#)

Agent: None

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

Site Number: 80187722

Site Name: 3316-3318 STUART DR

Site Class: WHStorage - Warehouse-Storage

Parcels: 1

Primary Building Name: K O P JV, / 02597330

Primary Building Type: Commercial

Gross Building Area+++ : 16,800

Net Leasable Area+++ : 16,800

Percent Complete: 100%

Land Sqft* : 25,000

Land Acres* : 0.5739

Pool: N

OWNER INFORMATION

Current Owner:

GYANT STUART LLC

Primary Owner Address:

777 MAIN ST SUITE 1500
FORT WORTH, TX 76102

Deed Date: 4/27/2022

Deed Volume:

Deed Page:

Instrument: [D222115998](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'CONNELL MICHAEL;PEDRO STEVEN D	2/7/2022	D222038891		
K O P JV	12/5/1985	00083900000442	0008390	0000442
STUART DRIVE JOINT VENTURE	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$895,500	\$62,500	\$958,000	\$958,000
2023	\$862,500	\$62,500	\$925,000	\$925,000
2022	\$412,500	\$62,500	\$475,000	\$475,000
2021	\$408,750	\$41,250	\$450,000	\$450,000
2020	\$363,550	\$31,250	\$394,800	\$394,800

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.