



Address: [7344 BAKER BLVD](#)
City: RICHLAND HILLS
Georeference: A 138-1D02
Subdivision: BENNETT, HAMILTON SURVEY
Neighborhood Code: Food Service General

Latitude: 32.8086778517
Longitude: -97.2202957328
TAD Map: 2084-412
MAPSCO: TAR-052W



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

PROPERTY DATA

Legal Description: BENNETT, HAMILTON SURVEY
Abstract 138 Tract 1D02

Jurisdictions:

- CITY OF RICHLAND HILLS (020)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BIRDVILLE ISD (902)

Site Number: 80262279
Site Name: CHUY'S MEXICAN RESTAURANT
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: CHUY'S MEXICAN RESTAURANT / 03754197

State Code: F1

Primary Building Type: Commercial

Year Built: 1974

Gross Building Area⁺⁺⁺: 2,040

Personal Property Account: [13706842](#)

Net Leasable Area⁺⁺⁺: 2,040

Agent: OWNWELL INC (12140)

Percent Complete: 100%

Protest Deadline Date: 5/15/2025

Land Sqft^{*}: 20,423

⁺⁺⁺ Rounded.

Land Acres^{*}: 0.4690

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

Pool: N



OWNER INFORMATION

Current Owner:
ADAME MARIA ARTEMIA
Primary Owner Address:
2811 SCHWARTZ AVE
FORT WORTH, TX 76106-7336

Deed Date: 1/13/2015
Deed Volume:
Deed Page:
Instrument: [D215009041](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORTEGA CAROL	12/11/2013	D213317320	0000000	0000000
ROHANNI REZA	10/22/2012	D213039848	0000000	0000000
ROHANNI P FIIROZBAKHT;ROHANNI REZA	3/17/2003	00165250000335	0016525	0000335
WELLS FARGO BANK TX	3/5/2002	00155750000070	0015575	0000070
DQ PROPERTIES LLC	12/1/1995	00121990000798	0012199	0000798
D Q PROPERTIES	10/31/1986	00087410000403	0008741	0000403
DAIRY QUEEN NORTH FT WORTH	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	\$220,901	\$86,798	\$307,699	\$307,699
2023	\$190,726	\$86,798	\$277,524	\$277,524
2022	\$156,724	\$61,269	\$217,993	\$217,993
2021	\$141,652	\$61,269	\$202,921	\$202,921
2020	\$141,772	\$61,269	\$203,041	\$203,041

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.