



**Address:** [4070 E ROSEDALE ST](#)

**City:** FORT WORTH

**Georeference:** A1530-1B

**Subdivision:** TUELL, JAMES SURVEY

**Neighborhood Code:** RET-Southeast Fort Worth/Everman/Forest Hill General

**Latitude:** 32.7307723186

**Longitude:** -97.2640496925

**TAD Map:** 2072-384

**MAPSCO:** TAR-078M



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

## PROPERTY DATA

**Legal Description:** TUELL, JAMES SURVEY  
Abstract 1530 Tract 1B

**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:** 1951

**Personal Property Account:** [08323178](#)

**Agent:** None

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

**Site Number:** 80339719

**Site Name:** TINIUS FLORAL CO

**Site Class:** RETGen - Retail-General/Specialty

**Parcels:** 2

**Primary Building Name:** 4070 E ROSEDALE ST / 04216512

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 2,616

**Net Leasable Area<sup>+++</sup>:** 2,616

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 40,734

**Land Acres<sup>\*</sup>:** 0.9351

**Pool:** N

<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:**  
SAV ENTERPRISES II LLC  
**Primary Owner Address:**  
8605 LOUETTE RD  
SPRING, TX 77379

**Deed Date:** 10/24/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224191153](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TINIUS FLORAL INC	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	\$144,580	\$264,771	\$409,351	\$317,725
2023	\$0	\$264,771	\$264,771	\$264,771
2022	\$224,379	\$30,550	\$254,929	\$254,929
2021	\$205,361	\$30,550	\$235,911	\$235,911
2020	\$186,368	\$30,550	\$216,918	\$216,918

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.