



Address: [4500 SYCAMORE SCHOOL RD](#)
City: FORT WORTH
Georeference: 6270-56-32
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6344194835
Longitude: -97.3903179427
TAD Map: 2030-352
MAPSCO: TAR-103F



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

PROPERTY DATA

Legal Description: CANDLERIDGE ADDITION
Block 56 Lot 32

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: 1985

Personal Property Account: N/A

Agent: K E ANDREWS & COMPANY (00175)

Protest Deadline Date: 5/15/2025

Site Number: 80474977

Site Name: SOULMAN'S BBQ

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: SOULMAN'S BBQ/ 05652847

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,640

Net Leasable Area⁺⁺⁺: 2,640

Percent Complete: 100%

Land Sqft^{*}: 21,750

Land Acres^{*}: 0.4993

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:

HALLETT NO I LP

Primary Owner Address:

202 E MAIN ST
ROYSE CITY, TX 75189

Deed Date: 6/8/2021

Deed Volume:

Deed Page:

Instrument: [D221166860](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEJ ASSET MGT & INVESTMENT CO	10/1/2013	D213257411	0000000	0000000
7-ELEVEN INC #25762	4/30/1999	00000000000000	0000000	0000000
SOUTHLAND CORP #25762	8/8/1984	00079140001659	0007914	0001659
COMBINED AMERICA PROPERTIES	7/6/1984	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	\$213,724	\$163,125	\$376,849	\$376,849
2023	\$200,968	\$163,125	\$364,093	\$364,093
2022	\$186,911	\$163,125	\$350,036	\$350,036
2021	\$200,968	\$163,125	\$364,093	\$364,093
2020	\$201,126	\$163,125	\$364,251	\$364,251

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.