

Address: [7455 S HULEN ST](#)
City: FORT WORTH
Georeference: 6270-56-30R
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.6348710311
Longitude: -97.39044752
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 30R

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: 80496423
Site Name: HULEN PARK PLAZA
Site Class: RETNBHD - Retail-Neighborhood Shopping Center
Parcels: 1
Primary Building Name: HULEN PARK PLAZA / 05767237
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 19,337
Net Leasable Area⁺⁺⁺: 19,159
Percent Complete: 100%
Land Sqft^{*}: 84,071
Land Acres^{*}: 1.9300
Pool: N

State Code: F1

Year Built: 1985

Personal Property Account: Multi

Agent: BLACKWELL & DUNCAN (05602)

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.



OWNER INFORMATION

Current Owner:

LY THANH NGUYET

Primary Owner Address:

5936 LEMON PARK WAY
SACRAMENTO, CA 95824-3218

Deed Date: 12/1/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205360088](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HULEN PARK SHOPPING CENTER LTD	4/30/2003	00166620000227	0016662	0000227
CANDLERIDGE LIMITED PTNR	8/8/1997	00128770000562	0012877	0000562
LUTKENHOUSE REV LIVING TRUST	11/30/1991	00104560001667	0010456	0001667
RESOLUTION TRUST CORP	7/2/1991	00103050000947	0010305	0000947
COMBINED AMERICA PROPERTIES	1/1/1985	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](#).

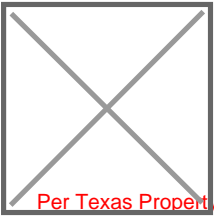
Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$1,306,333	\$420,355	\$1,726,688	\$1,726,688
2023	\$1,179,645	\$420,355	\$1,600,000	\$1,600,000
2022	\$1,129,645	\$420,355	\$1,550,000	\$1,550,000
2021	\$1,072,268	\$420,355	\$1,492,623	\$1,492,623
2020	\$1,004,645	\$420,355	\$1,425,000	\$1,425,000

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.