

## LOCATION

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**Address:** [7320 S HULEN ST](#)

**City:** FORT WORTH

**Georeference:** 6275C-2-1R1

**Subdivision:** CANDLERIDGE ADDITION PHASE 15

**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.6398125707

**Longitude:** -97.3964265506

**TAD Map:** 2030-352

**MAPSCO:** TAR-103E



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** CANDLERIDGE ADDITION  
PHASE 15 Block 2 Lot 1R1

**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:** 2018

**Personal Property Account:** [14621393](#)

**Agent:** RYAN LLC (00320)

**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:** 800039118

**Site Name:** FAMILY DOLLAR

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

**Parcels:** 1

**Primary Building Name:** FAMILY DOLLAR / 42462361

**Primary Building Type:** Commercial

**Gross Building Area+++:** 8,586

**Net Leasable Area+++:** 8,586

**Percent Complete:** 100%

**Land Sqft\*:** 41,728

**Land Acres\*:** 0.9580

**Pool:** N

## OWNER INFORMATION

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**Current Owner:**

CELLI TRUCKING COMPANY

**Primary Owner Address:**

1600 W LAKE ST #103B- 182  
ADDISON, IL 60101

**Deed Date:** 10/10/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218227136](#)

## VALUES

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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	\$1,503,472	\$302,528	\$1,806,000	\$1,806,000
2023	\$1,483,360	\$302,528	\$1,785,888	\$1,785,888
2022	\$1,414,672	\$302,528	\$1,717,200	\$1,717,200
2021	\$1,457,602	\$302,528	\$1,760,130	\$1,760,130
2020	\$823,015	\$250,368	\$1,073,383	\$1,073,383

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

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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.