

Tarrant Appraisal District Property Information | PDF Account Number: 42657294

Address: <u>13133 NW HWY 287</u> City: FORT WORTH Georeference: 20780J-1-17 Subdivision: HUNTER CROSSROADS Neighborhood Code: Food Service General Latitude: 32.9663434609 Longitude: -97.4182473539 TAD Map: 2024-472 MAPSCO: TAR-004Z





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

PROPERTY DATA

Legal Description: HUNTER CROSSROADS Block 1 Lot 17

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911)

State Code: F1

Year Built: 2020

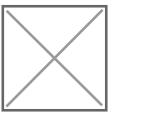
Personal Property Account: 14859756

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: 800056340 Site Name: STARBUCKS Site Class: FSFastFood - Food Service-Fast Food Restaurant Parcels: 1 Primary Building Name: STARBUCKS/42657294 Primary Building Type: Commercial Gross Building Area⁺⁺⁺: 2,040 Net Leasable Area⁺⁺⁺: 2,040 Percent Complete: 100% Land Sqft^{*}: 38,935 Land Acres^{*}: 0.8940 Pool: N



OWNER INFORMATION

Current Owner:

NASON & ROLAPP ENCINO PROPERTY LLC

Primary Owner Address:

121 GLENDALE AVE OXNARD, CA 93035 Deed Date: 8/13/2021 Deed Volume: Deed Page: Instrument: D221235123

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------|----------|-------------------|-------------|-----------|
| NOBLE AVONDALE LLC | 8/2/2020 | <u>D220122915</u> | | |

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 | \$1,185,281 | \$1,051,245 | \$2,236,526 | \$2,236,526 |
| 2023 | \$1,185,281 | \$1,051,245 | \$2,236,526 | \$2,236,526 |
| 2022 | \$1,022,054 | \$1,051,245 | \$2,073,299 | \$2,073,299 |
| 2021 | \$784,000 | \$590,000 | \$1,374,000 | \$1,374,000 |
| 0 | \$0 | \$0 | \$0 | \$0 |

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.