



Address: [13133 NW HWY 287](#)
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

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

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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 | D220122915 | | |

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.