



Address: [3504 LOVELL AVE](#)
City: FORT WORTH
Georeference: 3820-12-2
Subdivision: BROOKLYN HEIGHTS ADDITION
Neighborhood Code: Food Service General

Latitude: 32.7311450949
Longitude: -97.3690846059
TAD Map: 2036-384
MAPSCO: TAR-075M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROOKLYN HEIGHTS
ADDITION Block 12 Lot 2

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: 80030491
Site Name: DUTCH BROS COFFEE
Site Class: FSSnackConc - Food Service-Snack Bar/Concession Booth
Parcels: 3
Primary Building Name: DUTCH BROS COFFEE / 00312177
Primary Building Type: Commercial
Gross Building Area+++: 0
Net Leasable Area+++: 0
Percent Complete: 100%
Land Sqft*: 4,800
Land Acres*: 0.1101
Pool: N

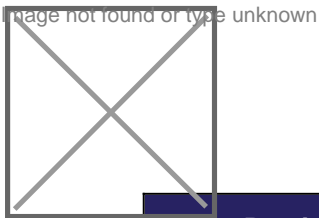
State Code: F1
Year Built: 2021
Personal Property Account: N/A
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$273,484
Protest Deadline Date: 5/31/2024

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

OWNER INFORMATION

Current Owner:
1335 HUNTINGTON LLC
Primary Owner Address:
14730 SUTTON ST
SHERMAN OAKS, CA 91403

Deed Date: 6/1/2022
Deed Volume:
Deed Page:
Instrument: [D222145691](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOVELL PARTNERS LLC	1/7/2020	D220005385		
LINAN HOPE MACIAS EST	9/21/1998	000000000000000	0000000	0000000
LINAN HOPE;LINAN JOSE EST	12/31/1900	00023020000353	0002302	0000353

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	\$33,484	\$240,000	\$273,484	\$273,484
2024	\$30,916	\$240,000	\$270,916	\$270,916
2023	\$0	\$240,000	\$240,000	\$240,000
2022	\$0	\$192,000	\$192,000	\$192,000
2021	\$0	\$35,000	\$35,000	\$35,000
2020	\$47,695	\$35,000	\$82,695	\$82,695

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.