



Address: [2500 FOREST PARK BLVD](#)
City: FORT WORTH
Georeference: 14820-8-1-30
Subdivision: FRISCO RAILROAD ADDITION
Neighborhood Code: Service Station General

Latitude: 32.7157163913
Longitude: -97.3523778707
TAD Map: 2042-380
MAPSCO: TAR-076T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FRISCO RAILROAD ADDITION
Block 8 Lot 1 & 2 & 15.3'N 1

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: 80084338
Site Name: 7-ELEVEN
Site Class: SSConvStore - Svc Station-Convenience Store with Fuel
Parcels: 1
Primary Building Name: 7-ELEVEN / 01025406
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 2,616
Net Leasable Area⁺⁺⁺: 2,616

State Code: F1
Year Built: 1985
Personal Property Account: [09492828](#)
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$276,908
Protest Deadline Date: 5/31/2024

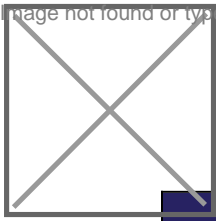
Percent Complete: 100%
Land Sqft^{*}: 14,375
Land Acres^{*}: 0.3300
Pool: N

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

OWNER INFORMATION

Current Owner:
SEJ ASSET MANAGEMENT & INV CO
Primary Owner Address:
1722 ROUTH ST STE 1000
DALLAS, TX 75201-2506

Deed Date: 10/1/2013
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D213257413](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
7-ELEVEN INC #26560	4/30/1999	000000000000000	0000000	0000000
SOUTHLAND CORP #26560	3/18/1985	00081220002263	0008122	0002263
EXXON CORP	12/31/1900	000000000000000	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	\$216,533	\$60,375	\$276,908	\$276,908
2024	\$226,200	\$60,375	\$286,575	\$286,575
2023	\$209,838	\$60,375	\$270,213	\$270,213
2022	\$196,971	\$60,375	\$257,346	\$257,346
2021	\$191,929	\$60,375	\$252,304	\$252,304
2020	\$201,738	\$60,375	\$262,113	\$262,113

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.