



Address: [1509 EVANS AVE](#)
City: FORT WORTH
Georeference: 16090--3
Subdivision: GRAVES & DANIELS SUB
Neighborhood Code: Food Service General

Latitude: 32.7273199541
Longitude: -97.3180181427
TAD Map: 2054-384
MAPSCO: TAR-077P



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

PROPERTY DATA

Legal Description: GRAVES & DANIELS SUB Lot 3

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: 80866468

Site Name: ROSTICERIA DE LIMON

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 2

Primary Building Name: ROSTICERIA DE LIMON / 01095048

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 1,125

Net Leasable Area⁺⁺⁺: 1,125

Percent Complete: 100%

Land Sqft^{*}: 5,450

Land Acres^{*}: 0.1251

Pool: N

State Code: F1

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$270,580

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:

RAMIREZ HUGO

Primary Owner Address:

1317 E BUTLER ST
FORT WORTH, TX 76115

Deed Date: 10/6/2021

Deed Volume:

Deed Page:

Instrument: [D221331122](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMIREZ HUGO RAMIREZ;RAMIREZ MARTIMIANA GALVAN	11/25/2020	D220314306		
TASTE OF RAJWADA LLC	7/31/2019	D219174970		
KIPZ BBQ	12/28/2012	D213037754	0000000	0000000
MOM'S BBQ LLC	1/6/2011	D211015610	0000000	0000000
THOMPSON MARGIE N	5/22/2007	D207184099	0000000	0000000
BREWER CHAUTAUQUA KIYOKO	10/5/2005	D206046468	0000000	0000000
THOMPSON MARGIE	3/16/2005	D205076547	0000000	0000000
J PEAM LLC	8/14/2001	00150860000315	0015086	0000315
ATLANTA LIFE INSURANCE CO	8/1/1995	00120470000693	0012047	0000693
PIERSON ERMA	12/31/1900	00000000000000	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	\$209,268	\$61,312	\$270,580	\$270,580
2024	\$221,007	\$61,312	\$282,319	\$262,846
2023	\$157,726	\$61,312	\$219,038	\$219,038
2022	\$137,888	\$61,312	\$199,200	\$199,200
2021	\$160,952	\$25,888	\$186,840	\$186,840
2020	\$104,255	\$25,888	\$130,143	\$130,143

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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Tarrant Appraisal District Property Information | PDF

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.