

Tarrant Appraisal District
Property Information | PDF

Account Number: 01095048

Address: 1509 EVANS AVE

City: FORT WORTH
Georeference: 16090--3

**Subdivision:** GRAVES & DANIELS SUB **Neighborhood Code:** Food Service General

Longitude: -97.3180181427 TAD Map: 2054-384

Latitude: 32.7273199541

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) Site Number: 80866468

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT 1993 Name: ROSTICERIA DE LIMON

TARRANT REGIONAL WATER DISTRICT (223) Site Class: FSRest - Food Service-Full Service Restaurant

TARRANT COUNTY COLLEGE (225) Parcels: 2

FORT WORTH ISD (905) Primary Building Name: ROSTICERIA DE LIMON / 01095048

State Code: F1Primary Building Type: CommercialYear Built: 2005Gross Building Area\*\*\*: 1,125Personal Property Account: N/ANet Leasable Area\*\*\*: 1,125Agent: NonePercent Complete: 100%

Notice Sent Date: 5/1/2025 Land Sqft\*: 5,450
Notice Value: \$270,580 Land Acres\*: 0.1251

Protest Deadline Date: 5/31/2024 Pool: N

+++ Rounded.

## **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

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

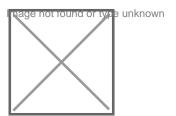
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$209,268	\$61,312	\$270,580	\$270,580
2024	\$221,007	\$61,312	\$282,319	\$262,846
2023	\$157,726	\$61,312	\$219,038	\$219,038
2022	\$137,888	\$61,312	\$199,200	\$199,200
2021	\$160,952	\$25,888	\$186,840	\$186,840
2020	\$104,255	\$25,888	\$130,143	\$130,143

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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