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Address: [3800 E ROSEDALE ST](#)
City: FORT WORTH
Georeference: 32750-20-3-10
Subdivision: POLYTECHNIC HEIGHTS ADDITION
Neighborhood Code: Food Service General

Latitude: 32.7309182343
Longitude: -97.2689869819
TAD Map: 2066-384
MAPSCO: TAR-078L



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

PROPERTY DATA

Legal Description: POLYTECHNIC HEIGHTS
ADDITION Block 20 Lot 3 3-4 LESS E 2.6' 4 BLK 20

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: 80164935

Site Name: CHURCHS CHICKEN

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: CHURCHS CHICKEN / 02234068

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 480

Net Leasable Area⁺⁺⁺: 480

Percent Complete: 100%

Land Sqft^{*}: 12,528

Land Acres^{*}: 0.2876

Pool: N

State Code: F1

Year Built: 1985

Personal Property Account: [11121459](#)

Agent: INTEGRATAX (00753)

Notice Sent Date: 4/15/2025

Notice Value: \$119,125

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:

M BAIG 53 LLC

Primary Owner Address:

5960 W PARKER RD # 278-197
PLANO, TX 75093

Deed Date: 8/24/2016

Deed Volume:

Deed Page:

Instrument: [D216201269](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M BAIG INVESTMENTS LLC	11/17/2000	00146360000473	0014636	0000473
AMERICA'S FAVORITE CHICKEN CO	11/5/1992	000000000000000	0000000	0000000
CHURCH'S FRIED CHICKEN INC	8/9/1983	00075810000674	0007581	0000674
CHURCH'S FRIED CHICKEN INC	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	\$37,693	\$81,432	\$119,125	\$119,125
2024	\$28,568	\$81,432	\$110,000	\$110,000
2023	\$19,368	\$81,432	\$100,800	\$100,800
2022	\$67,559	\$12,528	\$80,087	\$80,087
2021	\$64,381	\$12,528	\$76,909	\$76,909
2020	\$64,114	\$12,528	\$76,642	\$76,642

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.