



**Address:** [4541 HOUGHTON AVE](#)  
**City:** FORT WORTH  
**Georeference:** 40880-3-3  
**Subdivision:** SUNSET HEIGHTS ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7259884354  
**Longitude:** -97.3873114858  
**TAD Map:** 2030-384  
**MAPSCO:** TAR-075P



Google Map or type unknown

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

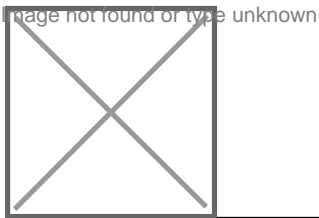
**PROPERTY DATA**

**Legal Description:** SUNSET HEIGHTS ADDITION  
Block 3 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 (008)  
**Site Number:** 80211054  
**Site Name:** ZOLI'S NY PIZZA TAVERN/COW TIPPING CREAMERY  
**Site Class:** FS Fast Food, Food Service-Fast Food Restaurant  
**Parcels:** 5  
**Primary Building Name:** ZOLI'S NY PIZZA TAVERN/COW TIPPING CREAMERY / 03045129  
**State Code:** TX  
**Year Built:** 2019  
**Gross Building Area**+++ : 0  
**Personal Property Assessed Area**+++ : 0  
**Agent:** P E P (DUNNINGTON, G G INC 00051)  
**Percent Complete:** 100%  
**Notice Sent** **Land Sqft** : 7,000  
**Date:** 5/1/2025 **Land Acres**\* : 0.1606  
**Notice** **Pool:** N  
**Value:**  
\$91,000  
**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:**  
WELLSPRINGS ROYALTIES LTD  
ROSEMARY HOLDINGS - 3501 HULEN LLC  
**Primary Owner Address:**  
3811 TURTLE CREEK BLVD STE 1800  
DALLAS, TX 75201  
**Deed Date:** 3/24/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225049920](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
3501 HULEN LLC	11/3/2016	<a href="#">D216261708</a>		
MF ADVISORY SERVICES LLC	8/22/2014	<a href="#">D214185839</a>		
SMITH MARC B JR;SMITH WILLING R	7/22/1998	00133630000109	0013363	0000109
DOOGS CLETUS;DOOGS MARC SMITH JR	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 <sup>+</sup>
2025	\$0	\$91,000	\$91,000	\$91,000
2024	\$0	\$91,000	\$91,000	\$91,000
2023	\$0	\$91,000	\$91,000	\$91,000
2022	\$0	\$68,250	\$68,250	\$68,250
2021	\$0	\$30,000	\$30,000	\$30,000
2020	\$0	\$30,000	\$30,000	\$30,000

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.