



Address: [4533 HOUGHTON AVE](#)
City: FORT WORTH
Georeference: 40880-3-5
Subdivision: SUNSET HEIGHTS ADDITION
Neighborhood Code: Food Service General

Latitude: 32.7259873596
Longitude: -97.3869741459
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 5

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH (001)

Site Number: 80211054
Site Name: ZOLI'S NY PIZZA TAVERN/COW TIPPING CREAMERY
Site Class: FSFastFood, Food Service-Fast Food Restaurant
Parcels: 5
Primary Building Name: ZOLI'S NY PIZZA TAVERN/COW TIPPING CREAMERY / 03045129

State Code: TX
Primary Building Type: Commercial

Year Built: 2019
Gross Building Area⁺⁺⁺: 0

Personal Property Assessed Area⁺⁺⁺: 0

Agent: P E PENNINGTON & CO INC (00051)
Percent Complete: 100%

Notice Sent **Land Sqft^{*}:** 7,000

Date: 5/1/2025
Land Acres^{*}: 0.1606

Notice **Pool:** N

Value:
\$114,436

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:

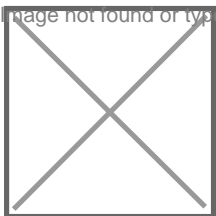
3811 TURTLE CREEK BLVD STE 1800
DALLAS, TX 75201

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	D216261708		
MF ADVISORY SERVICES LLC	8/22/2014	D214185839		
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 ⁺
2025	\$23,436	\$91,000	\$114,436	\$114,436
2024	\$41,686	\$91,000	\$132,686	\$132,686
2023	\$41,686	\$91,000	\$132,686	\$132,686
2022	\$5,000	\$68,250	\$73,250	\$73,250
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.