



Latitude: 32.6509646624
Longitude: -97.3754196534
TAD Map: 2036-356
MAPSCO: TAR-103D



City:
Georeference: 45580-200-4A
Subdivision: WEDGWOOD ADDITION
Neighborhood Code: Food Service General

Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEDGWOOD ADDITION Block
200 Lot 4A

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: 800021514
Site Name: Chicken Express
Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: CHICKEN EXPRESS / 03358593

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 1,998

Net Leasable Area⁺⁺⁺: 1,998

Percent Complete⁺⁺⁺: 100%

State Code: F1

Year Built: 2017

Personal Property Account: Multi

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (003100)

Notice Sent Date: 4/15/2025

Notice Value: \$738,070

Protest Deadline Date: 5/31/2024

Land Sqft^{*}: 17,160

Land Acres^{*}: 0.3939

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HULEN CE LLC

Primary Owner Address:

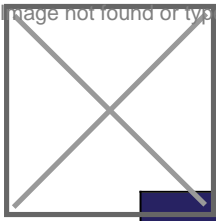
1635 ROGERS RD
FORT WORTH, TX 76107

Deed Date: 2/19/2019

Deed Volume:

Deed Page:

Instrument: [D219033626](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------|------------|----------------------------|-------------|-----------|
| COX GLENDA;COX JAMES | 12/21/2016 | D216298464 | | |
| REDWOOD GROUP LTD | 3/7/1996 | 00122910002057 | 0012291 | 0002057 |
| PROVIDENT MUTUAL LIFE INS | 5/2/1989 | 00095850000204 | 0009585 | 0000204 |
| GRAY-WIGGINS #1 | 6/1/1984 | 00078760000754 | 0007876 | 0000754 |
| PAYTE REAL ESTATE INVEST | 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 | \$566,470 | \$171,600 | \$738,070 | \$738,070 |
| 2024 | \$533,400 | \$171,600 | \$705,000 | \$705,000 |
| 2023 | \$507,720 | \$171,600 | \$679,320 | \$679,320 |
| 2022 | \$447,780 | \$171,600 | \$619,380 | \$619,380 |
| 2021 | \$442,079 | \$171,600 | \$613,679 | \$613,679 |
| 2020 | \$717,537 | \$137,280 | \$854,817 | \$854,817 |

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.