



Address: [4070 E ROSEDALE ST](#)
City: FORT WORTH
Georeference: A1530-1B
Subdivision: TUELL, JAMES SURVEY
Neighborhood Code: RET-Southeast Fort Worth/Everman/Forest Hill General

Latitude: 32.7307723186
Longitude: -97.2640496925
TAD Map: 2072-384
MAPSCO: TAR-078M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TUELL, JAMES SURVEY
Abstract 1530 Tract 1B

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)

State Code: F1
Year Built: 1951
Personal Property Account: [08323178](#)
Agent: ADVALOREMTAX.NET (00717)
Notice Sent Date: 5/1/2025
Notice Value: \$504,364
Protest Deadline Date: 5/31/2024

Site Number: 80339719
Site Name: TINIUS FLORAL CO
Site Class: RETGen - Retail-General/Specialty
Parcels: 2
Primary Building Name: 4070 E ROSEDALE ST / 04216512
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 2,616
Net Leasable Area⁺⁺⁺: 2,616
Percent Complete: 100%
Land Sqft^{*}: 40,734
Land Acres^{*}: 0.9351
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:
SAV ENTERPRISES II LLC
Primary Owner Address:
8605 LOUETTE RD
SPRING, TX 77379

Deed Date: 10/24/2024
Deed Volume:
Deed Page:
Instrument: [D224191153](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TINIUS FLORAL INC	12/31/1900	0000000000000000	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	\$239,593	\$264,771	\$504,364	\$504,364
2024	\$144,580	\$264,771	\$409,351	\$317,725
2023	\$0	\$264,771	\$264,771	\$264,771
2022	\$224,379	\$30,550	\$254,929	\$254,929
2021	\$205,361	\$30,550	\$235,911	\$235,911
2020	\$186,368	\$30,550	\$216,918	\$216,918

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.