



Address: [3312 SE LOOP 820](#)
City: FOREST HILL
Georeference: 31563-3-1B
Subdivision: PARK FOREST ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6606001764
Longitude: -97.2728403423
TAD Map: 2066-360
MAPSCO: TAR-092U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARK FOREST ADDITION Block
3 Lot 1B

Jurisdictions:
CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1
Year Built: 1989
Personal Property Account: [09855831](#)
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$2,109,944
Protest Deadline Date: 5/31/2024

Site Number: 80569501
Site Name: LUBYS
Site Class: FSCafeteria - Food Service-Cafeteria
Parcels: 1
Primary Building Name: LUBYS / 06351344
Primary Building Type: Commercial
Gross Building Area+++: 11,268
Net Leasable Area+++: 11,268
Percent Complete: 100%
Land Sqft*: 96,573
Land Acres*: 2.2170
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:
LUBY'S RESTAURANTS LTD
Primary Owner Address:
13111 NORTHWEST FWY STE 600
HOUSTON, TX 77040-6392

Deed Date: 2/1/1997
Deed Volume: 0012802
Deed Page: 0000575
Instrument: 00128020000575

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUBY'S CAFETERIAS INC	3/29/1989	00095500001574	0009550	0001574



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	\$1,144,214	\$965,730	\$2,109,944	\$2,109,944
2024	\$934,270	\$965,730	\$1,900,000	\$1,900,000
2023	\$734,270	\$965,730	\$1,700,000	\$1,700,000
2022	\$399,095	\$965,730	\$1,364,825	\$1,364,825
2021	\$343,270	\$965,730	\$1,309,000	\$1,309,000
2020	\$309,270	\$965,730	\$1,275,000	\$1,275,000

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.