



Address: [4600 S HULEN ST](#)
City: FORT WORTH
Georeference: 31300-FR-3
Subdivision: OVERTON WEST ADDITION
Neighborhood Code: RET-Cityview/Hulen Mall

Latitude: 32.6819170567
Longitude: -97.3931699233
TAD Map: 2030-368
MAPSCO: TAR-089K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OVERTON WEST ADDITION
Block FR Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

Site Number: 80869833

Site Name: OVERTON PARK PLAZA SC

Site Class: RETRegional - Retail-Regional/Power Center

Parcels: 6

Primary Building Name: OVERTON PARK PLAZA / 06619312

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 100%

State Code: F1

Year Built: 1990

Personal Property Account: [12388874](#)

Agent: STRATEGIC NATIONAL PROPERTY TAX ADVISORS LLC (1968)

Notice Sent Date: 4/15/2025

Notice Value: \$870,051

Protest Deadline Date: 5/31/2024

Land Sqft^{*}: 44,618

Land Acres^{*}: 1.0242

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:

OVERTON PARK PLAZA ASSOCIATES LLC

Primary Owner Address:

8140 WALNUT HILL LN STE 400
DALLAS, TX 75231

Deed Date: 12/11/2020

Deed Volume:

Deed Page:

Instrument: [D220326688](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| WEINGARTEN REALTY INVESTORS | 10/19/2009 | D209280395 | 0000000 | 0000000 |
| WRI OVERTON PLAZA LP | 10/24/2003 | D203400216 | 0000000 | 0000000 |
| COLUMBIA REGENCY TX 1 LP | 4/23/2001 | 00148580000206 | 0014858 | 0000206 |
| PROPERTY LS OB ONE CORP | 10/12/1998 | 00134780000254 | 0013478 | 0000254 |
| PROPERTY TEXAS SC ONE CORP | 11/28/1994 | 00118040000783 | 0011804 | 0000783 |
| OVERTON PARK PLAZA ASSOC | 1/1/1990 | 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 | \$0 | \$870,051 | \$870,051 | \$870,051 |
| 2024 | \$0 | \$809,522 | \$809,522 | \$809,522 |
| 2023 | \$0 | \$870,051 | \$870,051 | \$870,051 |
| 2022 | \$0 | \$870,051 | \$870,051 | \$870,051 |
| 2021 | \$0 | \$715,878 | \$715,878 | \$715,878 |
| 2020 | \$0 | \$870,051 | \$870,051 | \$870,051 |

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.