



**Address:** [5018 S HULEN ST](#)  
**City:** FORT WORTH  
**Georeference:** 31290-10-2A  
**Subdivision:** OVERTON SOUTH ADDITION  
**Neighborhood Code:** RET-Cityview/Hulen Mall

**Latitude:** 32.6743476204  
**Longitude:** -97.3994596665  
**TAD Map:** 2030-364  
**MAPSCO:** TAR-089N



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** OVERTON SOUTH ADDITION  
Block 10 Lot 2A PER PLAT B-365

**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:** 80870560  
**Site Name:** HOBBY LOBBY/THRIFT STORE/METRO PCS  
**Site Class:** RETDisc - Retail-Discount Store  
**Parcels:** 2  
**Primary Building Name:** THRIFT STORE / HOBBY LOBBY / 40608425  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 3,067  
**Net Leasable Area<sup>+++</sup>:** 3,067  
**Percent Complete:** 100%

**State Code:** F1  
**Year Built:** 1978  
**Personal Property Account:** N/A  
**Agent:** STRATEGIC NATIONAL PROPERTY TAX ADVISORS LLC (11968)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$814,009  
**Protest Deadline Date:** 5/31/2024

**Land Sqft<sup>\*</sup>:** 34,523  
**Land Acres<sup>\*</sup>:** 0.7925  
**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:**  
RANCHO HULEN LLC  
**Primary Owner Address:**  
2725 CONGRESS ST STE 1E  
SAN DIEGO, CA 92110

**Deed Date:** 11/26/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213304468](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANCHO HULEN RIDGE LP	12/16/2003	<a href="#">D203462350</a>	0000000	0000000
RANCHO TOWN CENTER LP	12/15/2003	<a href="#">D203461568</a>	0000000	0000000
ASHLEY/KARNS/BAKER PROP LTD	2/20/2002	00154790000298	0015479	0000298
LIME VALLEY MOBILE HOME PARK	6/14/1991	00103580001400	0010358	0001400
VSC 1990 VENTURE	6/13/1991	00103580001365	0010358	0001365
VOLUME SHOE CORP	12/21/1990	00101370000456	0010137	0000456
IOWA LAND SERVICES CO	12/20/1990	00101370000398	0010137	0000398

## 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 <sup>+</sup>
2025	\$313,425	\$500,584	\$814,009	\$814,009
2024	\$220,161	\$500,584	\$720,745	\$720,745
2023	\$303,531	\$500,584	\$804,115	\$804,115
2022	\$460,191	\$500,584	\$960,775	\$960,775
2021	\$476,756	\$500,584	\$977,340	\$977,340
2020	\$609,418	\$500,584	\$1,110,002	\$1,110,002

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.