



Address: [320 GRAPEVINE HWY](#)
City: HURST
Georeference: 47472H-2-4R1
Subdivision: WOODBRIDGE PLAZA ADDITION
Neighborhood Code: Food Service General

Latitude: 32.8685230155
Longitude: -97.1714069255
TAD Map: 2096-436
MAPSCO: TAR-039T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODBRIDGE PLAZA
ADDITION Block 2 Lot 4R1

Jurisdictions:
CITY OF HURST (028)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)
State Code: F1
Year Built: 1995
Personal Property Account: Multi
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$952,722
Protest Deadline Date: 5/31/2024

Site Number: 80695663
Site Name: Black Rock Coffee
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: BLACK ROCK COFFEE / 06827101
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 2,857
Net Leasable Area⁺⁺⁺: 2,857
Percent Complete: 100%
Land Sqft^{*}: 31,571
Land Acres^{*}: 0.7250
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:
HANCOCK DAVID M
HANCOCK MARILYN
Primary Owner Address:
64100 N HWY 97 # 22
BEND, OR 97701

Deed Date: 6/15/2022
Deed Volume:
Deed Page:
Instrument: [D222153888](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
C&O ACQUISITIONS LLC	5/10/2021	D221144124		
BATHKE BROADWAY PROPERTIES LLC	5/29/2015	D215113427		
CR MIDWAY INVESTMENTS LP	10/23/2014	D214238056		
SD/NADG HURST PAD LP	9/4/2014	D214203640		
OZZO VENTURES LLC	7/31/2013	D213205207	0000000	0000000
MLE RESTAURANT GROUP LLC	6/15/2005	D205196098	0000000	0000000
CAPTEC FRANCHISE CAP PRTNS LP	9/26/1996	00125260001940	0012526	0001940
JACK IN THE BOX PROPERTIES LLC	12/15/1995	00122010002096	0012201	0002096
CHARTER-HURST LTD	1/1/1995	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	\$613,334	\$339,388	\$952,722	\$952,722
2024	\$639,223	\$339,388	\$978,611	\$978,611
2023	\$675,368	\$339,388	\$1,014,756	\$1,014,756
2022	\$529,946	\$339,388	\$869,334	\$869,334
2021	\$420,172	\$339,388	\$759,560	\$759,560
2020	\$442,801	\$339,388	\$782,189	\$782,189

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.