



Address: [1050 N UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 1440--6R1R
Subdivision: BAILEY GARDENS ADDITION
Neighborhood Code: Service Station General

Latitude: 32.7680408567
Longitude: -97.3567187391
TAD Map: 2042-400
MAPSCO: TAR-062T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BAILEY GARDENS ADDITION
Lot 6R1R

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)

Site Number: 80746896

Site Name: 7-ELEVEN

Site Class: SSRestaurant - Service Station with Restaurant

Parcels: 1

Primary Building Name: 7-11/CHURCHS CHICKEN / 07227256

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 5,845

Net Leasable Area⁺⁺⁺: 5,845

Percent Complete: 100%

Land Sqft^{*}: 58,950

Land Acres^{*}: 1.3533

Pool: N

State Code: F1

Year Built: 2000

Personal Property Account: Multi

Agent: SHUEY LLC (05933)

Notice Sent Date: 4/15/2025

Notice Value: \$1,784,722

Protest Deadline Date: 5/15/2025

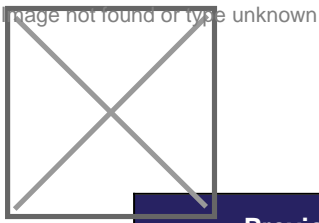
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
VICTRON STORES LP
Primary Owner Address:
PO BOX 2599
WAXAHACHIE, TX 75168

Deed Date: 3/5/2019
Deed Volume:
Deed Page:
Instrument: [D219044924](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALI RAMZAN	6/20/2003	00168410000291	0016841	0000291
TRI GAZ INC	10/13/1999	00140710000446	0014071	0000446
HWY 199 AND UNIVERSITY LTD	5/5/1998	00132050000448	0013205	0000448
BITZES HELEN LORA ETAL	5/4/1998	00132050000447	0013205	0000447
BUILT-RITE PARTNERS	1/1/1998	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	\$1,313,122	\$471,600	\$1,784,722	\$1,620,000
2024	\$878,400	\$471,600	\$1,350,000	\$1,350,000
2023	\$818,400	\$471,600	\$1,290,000	\$1,290,000
2022	\$803,194	\$471,600	\$1,274,794	\$1,274,794
2021	\$801,323	\$424,440	\$1,225,763	\$1,225,763
2020	\$645,560	\$424,440	\$1,070,000	\$1,070,000

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.