



Address: [13101 SOUTH FWY](#)
City: FORT WORTH
Georeference: 8567-1-2
Subdivision: COWTOWN PARK ADDITION
Neighborhood Code: Food Service General

Latitude: 32.5680011765
Longitude: -97.317918737
TAD Map: 2054-324
MAPSCO: TAR-119P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COWTOWN PARK ADDITION
Block 1 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BURLESON ISD (922)

State Code: F1

Year Built: 2000

Personal Property Account: [13550969](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$1,874,846

Protest Deadline Date: 5/31/2024

Site Number: 80766277

Site Name: HIBACHI

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: HIBACHI / 07409001

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 5,746

Net Leasable Area⁺⁺⁺: 5,746

Percent Complete: 100%

Land Sqft^{*}: 50,007

Land Acres^{*}: 1.1480

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:

13101 BURLESON INVESTMENT LP

Primary Owner Address:

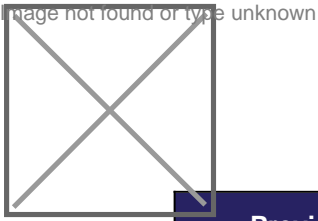
PO BOX 16479
FORT WORTH, TX 76162

Deed Date: 12/18/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208465824](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PENTA REAL ESTATE LTD	2/29/2008	D208079347	0000000	0000000
TP ENTERPRISES	1/1/1999	000000000000000	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	\$1,249,758	\$625,088	\$1,874,846	\$1,874,846
2024	\$1,249,717	\$625,088	\$1,874,805	\$1,874,805
2023	\$1,100,234	\$625,088	\$1,725,322	\$1,725,322
2022	\$1,366,224	\$625,088	\$1,991,312	\$1,991,312
2021	\$1,104,458	\$625,088	\$1,729,546	\$1,729,546
2020	\$1,104,458	\$625,088	\$1,729,546	\$1,729,546

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.