



Tarrant Appraisal District Property Information | PDF Account Number: 40207595

Address: 6048 S HULEN ST

City: FORT WORTH Georeference: 20715-1-1A1 Subdivision: HULEN BEND ADDITION Neighborhood Code: RET-Cityview/Hulen Mall

GoogletMapd or type unknown

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

PROPERTY DATA

Legal Description: HULEN BEND ADDITION Block 1 Lot 1A1 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) State Code: F1 Year Built: 2003 Personal Property Account: 11318848 Agent: POPP HUTCHESON PLLC (09252) Notice Sent Date: 5/1/2025 Notice Value: \$3,288,000 Protest Deadline Date: 5/31/2024

Latitude: 32.6616172669 Longitude: -97.4027377593 TAD Map: 2030-360 MAPSCO: TAR-089S



Site Number: 80495923 Site Name: WALGREENS Site Class: RETPharm - Retail-Pharmacy Parcels: 1 Primary Building Name: WALGREENS / 40207595 Primary Building Type: Commercial Gross Building Area⁺⁺⁺: 13,700 Net Leasable Area⁺⁺⁺: 13,700 Percent Complete: 100% Land Sqft^{*}: 64,096 Land Acres^{*}: 1.4714 Pool: N

+++ Rounded.

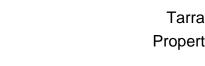
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

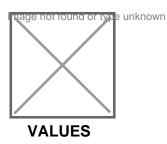
OWNER INFORMATION

Current Owner: DFW HULEN BEND HOLDINGS LLC

Primary Owner Address: PO BOX 1159 DEERFIELD, IL 60015 Deed Date: 10/21/2003 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D203396185

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OMNI HULEN BEND LP	1/1/2002	000000000000000000000000000000000000000	000000	000000





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	\$2,326,560	\$961,440	\$3,288,000	\$2,336,262
2024	\$985,445	\$961,440	\$1,946,885	\$1,946,885
2023	\$985,445	\$961,440	\$1,946,885	\$1,946,885
2022	\$985,445	\$961,440	\$1,946,885	\$1,946,885
2021	\$985,445	\$961,440	\$1,946,885	\$1,946,885
2020	\$985,445	\$961,440	\$1,946,885	\$1,946,885

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.