



Address: [5020 S HULEN ST](#)
City: FORT WORTH
Georeference: 31290-10-2B1
Subdivision: OVERTON SOUTH ADDITION
Neighborhood Code: RET-Cityview/Hulen Mall

Latitude: 32.674340816
Longitude: -97.4006325768
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 2B1

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+++ : 100,184
Net Leasable Area+++ : 100,184
Percent Complete : 100%

State Code: F1
Year Built: 1978
Personal Property Account: Multi
Agent: STRATEGIC NATIONAL PROPERTY TAX ADVISORS LLC (11968)
Notice Sent Date: 4/15/2025
Notice Value: \$6,011,040
Protest Deadline Date: 5/31/2024

Land Sqft * : 334,105
Land Acres * : 7.6699
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	1/1/2004	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	\$3,004,094	\$3,006,946	\$6,011,040	\$6,011,040
2024	\$2,472,310	\$3,006,945	\$5,479,255	\$5,479,255
2023	\$1,823,940	\$3,006,945	\$4,830,885	\$4,830,885
2022	\$1,832,280	\$3,006,945	\$4,839,225	\$4,839,225
2021	\$1,915,715	\$3,006,945	\$4,922,660	\$4,922,660
2020	\$3,496,240	\$3,006,945	\$6,503,185	\$6,503,185

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.