



Address: [3021 WESTERN CENTER BLVD](#)
City: FORT WORTH
Georeference: 46051D-1-4
Subdivision: WESTERN CENTER NORTH ADDITION
Neighborhood Code: Mixed Use General

Latitude: 32.861554555
Longitude: -97.3162450092
TAD Map: 2054-432
MAPSCO: TAR-035X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN CENTER NORTH
ADDITION Block 1 Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

Site Number: 80869573

Site Name: POPEYES CHICKEN/EXPRESS EMPLOYMENT PROF

Site Class: MixedComm - Mixed Use-Commercial

Parcels: 1

Primary Building Name: POPEYES CHICKEN / 41184300

State Code: F1

Primary Building Type: Commercial

Year Built: 2007

Gross Building Area+++ : 4,466

Personal Property Account: Multi

Net Leasable Area+++ : 4,466

Agent: RYAN LLC (00320)

Percent Complete: 100%

Notice Sent Date: 5/1/2025

Land Sqft* : 33,839

Notice Value: \$1,411,467

Land Acres* : 0.7768

Protest Deadline Date: 5/31/2024

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:

POP HOLDINGS LP

Primary Owner Address:

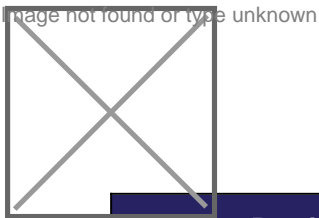
4515 LBJ FWY
DALLAS, TX 75244-5905

Deed Date: 12/8/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206387137](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|-----------|----------------------------|-------------|-----------|
| RDP PROPERTIES LLC | 12/7/2006 | D206386895 | 0000000 | 0000000 |
| RANGELAND EXPLORATION CO INC | 3/8/2006 | D206068207 | 0000000 | 0000000 |
| GOLDEN TRIANGLE 9 PROPERTIES | 1/1/2006 | 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 | \$802,365 | \$609,102 | \$1,411,467 | \$1,382,400 |
| 2024 | \$542,898 | \$609,102 | \$1,152,000 | \$1,152,000 |
| 2023 | \$542,898 | \$609,102 | \$1,152,000 | \$1,152,000 |
| 2022 | \$542,898 | \$609,102 | \$1,152,000 | \$1,152,000 |
| 2021 | \$542,898 | \$609,102 | \$1,152,000 | \$1,152,000 |
| 2020 | \$490,898 | \$609,102 | \$1,100,000 | \$1,100,000 |

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.