

Tarrant Appraisal District Property Information | PDF

Account Number: 41539184

Address: 549 CARROLL ST

City: FORT WORTH **Georeference:** 26472-1-4R

Subdivision: MONTGOMERY PLAZA ADDITION **Neighborhood Code:** Food Service General

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

Latitude: 32.7532949938 Longitude: -97.3529272853 TAD Map: 2042-392 MAPSCO: TAR-062X



PROPERTY DATA

Legal Description: MONTGOMERY PLAZA

ADDITION Block 1 Lot 4R IMP ONLY

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
Site Number: 80877859
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TARRANT COUNTY HOSPITAL (224) Site Class: FSFastFood - Food Service-Fast Food Restaurant

TARRANT COUNTY COLLEGE (225) Parcels: 1

FORT WORTH ISD (905) Primary Building Name: CHICK-FIL-A / 41539184

State Code: F1Primary Building Type: CommercialYear Built: 2010Gross Building Area***: 4,627Personal Property Account: MultiNet Leasable Area***: 4,627Agent: WILSON & FRANCO (00625)Percent Complete: 100%

Notice Sent Date: 4/15/2025 Land Sqft*: 0

Notice Value: \$1,726,863 Land Acres*: 0.0000

Protest Deadline Date: 5/31/2024 Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

CHICK-FIL-A INC

Primary Owner Address:

5200 BUFFINGTON RD

Deed Date: 1/1/2011

Deed Volume: 00000000

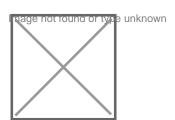
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ATLANTA, GA 30349-2945 Instrument: 0000000000000

VALUES

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



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$1,726,863	\$0	\$1,726,863	\$808,350
2024	\$673,625	\$0	\$673,625	\$673,625
2023	\$673,625	\$0	\$673,625	\$673,625
2022	\$673,625	\$0	\$673,625	\$673,625
2021	\$573,625	\$0	\$573,625	\$573,625
2020	\$573,625	\$0	\$573,625	\$573,625

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.