



Address: [8525 S HULEN ST](#)
City: FORT WORTH
Georeference: 20726A-63-1R2
Subdivision: HULEN MEADOWS
Neighborhood Code: Food Service General

Latitude: 32.6179386591
Longitude: -97.3878602007
TAD Map: 2030-344
MAPSCO: TAR-103P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HULEN MEADOWS Block 63 Lot 1R-2

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: 2022

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$979,251

Protest Deadline Date: 7/12/2024

Site Number: 800082631
Site Name: Captain D's Seafood
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: CAPTAIN D'S / 41595319
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 1,668
Net Leasable Area⁺⁺⁺: 1,668
Percent Complete: 100%
Land Sqft^{*}: 25,439
Land Acres^{*}: 0.5839
Pool: N

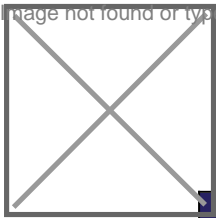
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
LUPO DEVELOPMENT LLC
Primary Owner Address:
1008 CEDAR PARK DR
CEDAR PARK, TX 78633

Deed Date: 5/22/2024
Deed Volume:
Deed Page:
Instrument: [D224096348](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERILAND INC	9/15/2021	D221271440		
HULEN-RISINGER LTD	1/1/2012	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	\$597,666	\$381,585	\$979,251	\$979,251
2024	\$398,415	\$381,585	\$780,000	\$780,000
2023	\$365,679	\$381,585	\$747,264	\$747,264
2022	\$0	\$254,390	\$254,390	\$254,390
2021	\$0	\$254,390	\$254,390	\$254,390
2020	\$0	\$254,390	\$254,390	\$254,390

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.