



**Address:** [1301 WILLIAM D TATE AVE](#)  
**City:** GRAPEVINE  
**Georeference:** 17583-1-4A  
**Subdivision:** HAYLEY ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.9260939933  
**Longitude:** -97.0859870325  
**TAD Map:** 2126-456  
**MAPSCO:** TAR-027R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HAYLEY ADDITION Block 1 Lot 4A

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** F1

**Year Built:** 2006

**Personal Property Account:** [12029920](#)

**Agent:** RYAN LLC (00320)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$3,528,666

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80550746

**Site Name:** UNCLE JULIOS

**Site Class:** FSRest - Food Service-Full Service Restaurant

**Parcels:** 1

**Primary Building Name:** UNCLE JULIOS / 41598466

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 9,384

**Net Leasable Area<sup>+++</sup>:** 9,384

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 172,363

**Land Acres<sup>\*</sup>:** 3.9569

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

GRAPEVINE TOWERS LTD

**Primary Owner Address:**

3201 W ROYAL LN STE 160  
IRVING, TX 75063

**Deed Date:** 1/1/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

## 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 <sup>+</sup>
2025	\$2,322,125	\$1,206,541	\$3,528,666	\$3,528,666
2024	\$1,853,459	\$1,206,541	\$3,060,000	\$3,060,000
2023	\$1,853,459	\$1,206,541	\$3,060,000	\$3,060,000
2022	\$1,586,459	\$1,206,541	\$2,793,000	\$2,793,000
2021	\$1,453,459	\$1,206,541	\$2,660,000	\$2,660,000
2020	\$1,593,459	\$1,206,541	\$2,800,000	\$2,800,000

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.