



Address: [2485 AVONDALE HASLET RD](#)
City: FORT WORTH
Georeference: 44731A-1-3
Subdivision: VISTA CROSSROADS ADDN
Neighborhood Code: Food Service General

Latitude: 32.9674628374
Longitude: -97.4145554925
TAD Map: 2024-472
MAPSCO: TAR-004V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VISTA CROSSROADS ADDN
Block 1 Lot 3

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- NORTHWEST ISD (911)

State Code: F1

Year Built: 2015

Personal Property Account: [14228403](#)

Agent: BALLARD CORTHAY & ASSOCIATES P.C.

Notice Sent Date: 4/15/2025

Notice Value: \$2,002,804

Protest Deadline Date: 5/31/2024

Site Number: 80880663
Site Name: Pizza Hut
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: Pizza Hut / 41616766
Primary Building Type: Commercial
Gross Building Area+++: 3,600
Net Leasable Area+++: 3,600
Percent Complete: 100%
Land Sqft*: 46,957
Land Acres*: 1.0780
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:
MARSHALL REALTY LTD
Primary Owner Address:
PO BOX 3350
GRAPEVINE, TX 76099

Deed Date: 11/21/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213302187](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAMS REAL ESTATE BUSINESS TRUST	1/1/2012	0000000000000000	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	\$988,511	\$1,014,293	\$2,002,804	\$2,002,804
2024	\$1,040,509	\$887,506	\$1,928,015	\$1,928,015
2023	\$954,756	\$845,244	\$1,800,000	\$1,800,000
2022	\$834,685	\$845,244	\$1,679,929	\$1,679,929
2021	\$587,132	\$845,244	\$1,432,376	\$1,432,376
2020	\$172,134	\$1,267,866	\$1,440,000	\$1,440,000

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.