



Address: [5252 GOLDEN TRIANGLE BLVD](#)
City: FORT WORTH
Georeference: 15712-1-3
Subdivision: GOLDEN TRIANGLE ADDITION
Neighborhood Code: RET-Northeast Fort Worth General

Latitude: 32.9318458746
Longitude: -97.2700754673
TAD Map: 2066-456
MAPSCO: TAR-022L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GOLDEN TRIANGLE ADDITION
Block 1 Lot 3
Jurisdictions:
CITY OF FORT WORTH (026)
Site Number: 800026219
TARRANT COUNTY (220)
Site Name: CHIPOTLE/JERSEY MIKE'S/TODAY DENTAL/TX HEALTH BREEZE URGENT CARE
TARRANT REGIONAL WATER DISTRICT (223)
Site Class: RETNBHD - Retail Neighborhood Shopping Center
TARRANT COUNTY HOSPITAL (224)
Parcels:
TARRANT COUNTY COLLEGE (225)
Primary Building Name: CHIPOTLE/JERSEY MIKE'S/TODAY DENTAL/TX HEALTH BREEZE URGENT
CARE
State Code: F1
Primary Building Type: Commercial
Personal Property Account: Multi
Gross Building Area *** 9,720
Net Leasable Area *** 9,720
Neighborhood: FREE MCCULLOCH INC (00751)
Percent Complete: 100%
Land Sqft * : 46,173
Land Acres * : 1.0600
Pool: N

Notice Sent Date: 4/15/2025
Notice Value: \$4,997,533
Protest Deadline Date: 6/17/2024

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

OWNER INFORMATION

Current Owner:
HURST BABYLON LLC
Primary Owner Address:
5175 E PCH STE 405



LONG BEACH, CA 90804-3313

Deed Date: 4/27/2022
Deed Volume:
Deed Page:
Instrument: [D222115883](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROVIDENT TRUST GROUP FBO JOHN AIVAZ IRA	4/4/2022	D222088749		
NDC HUDSON LP	10/1/2020	D220254250		

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	\$4,201,049	\$796,484	\$4,997,533	\$4,753,896
2024	\$3,165,096	\$796,484	\$3,961,580	\$3,961,580
2023	\$2,923,457	\$796,484	\$3,719,941	\$3,719,941
2022	\$2,830,534	\$796,484	\$3,627,018	\$3,627,018
2021	\$0	\$738,768	\$738,768	\$738,768
2020	\$0	\$738,768	\$738,768	\$738,768

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.