



Address: [8551 BOAT CLUB RD](#)
City: FORT WORTH
Georeference: 23120-54-1
Subdivision: LAKE COUNTRY ESTATES ADDITION
Neighborhood Code: Food Service General

Latitude: 32.8795723219
Longitude: -97.4265532417
TAD Map: 2018-440
MAPSCO: TAR-032P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE COUNTRY ESTATES
ADDITION Block 54 Lot 1

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: F1
Year Built: 2023
Personal Property Account: [14978038](#)
Agent: SOUTHWEST PROPERTY TAX (00346)
Notice Sent Date: 4/15/2025
Notice Value: \$2,474,955
Protest Deadline Date: 5/31/2024

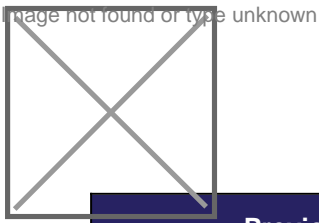
Site Number: 80121195
Site Name: mcdonalds
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: Mcdonalds / 01536834
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 4,200
Net Leasable Area⁺⁺⁺: 4,200
Percent Complete: 100%
Land Sqft^{*}: 43,786
Land Acres^{*}: 1.0051
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:
MCDONALD'S REAL ESTATE CO
Primary Owner Address:
PO BOX 182571
COLUMBUS, OH 43218-2571

Deed Date: 5/2/2023
Deed Volume:
Deed Page:
Instrument: [D223140100 CWD](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHATEAU GROUP II LTD	8/1/2012	D212194827	0000000	0000000
MCNEILL FAMILY REAL EST PRTNSH	2/3/2009	D209027082	0000000	0000000
RAND & MAGNALL INVESTMENTS LLC	12/5/2005	D205369469	0000000	0000000
MCNEILL FAMILY REAL EST PRTN	7/13/2000	00144720000240	0014472	0000240
MCNEILL JOHN DUNCAN ETAL	1/2/1996	00122200001280	0012220	0001280
MCNEILL JOHN DUNCAN JR	12/28/1995	00122200001268	0012220	0001268
MCNEILL J D JR;MCNEILL VERNA	5/20/1985	00081860000682	0008186	0000682
JOEL ALTER	12/31/1900	00000000000000	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	\$2,107,153	\$367,802	\$2,474,955	\$2,474,955
2024	\$1,897,914	\$367,802	\$2,265,716	\$2,265,716
2023	\$249,824	\$367,803	\$617,627	\$617,627
2022	\$192,426	\$367,802	\$560,228	\$560,228
2021	\$192,426	\$367,802	\$560,228	\$560,228
2020	\$192,426	\$367,802	\$560,228	\$560,228

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.