



**Address:** [6905 US HWY 287](#)  
**City:** ARLINGTON  
**Georeference:** A1279-1  
**Subdivision:** RUSSELL, ANDREW J SURVEY  
**Neighborhood Code:** RET-Arlington/Centreport General

**Latitude:** 32.6342591552  
**Longitude:** -97.1756779913  
**TAD Map:** 2096-352  
**MAPSCO:** TAR-109K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RUSSELL, ANDREW J SURVEY  
Abstract 1279 Tract 1

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNE DALE ISD (914)

**State Code:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$201,902

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

**Site Number:** 80864746

**Site Name:** 04470508 / A 790-1

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 3

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 89,733

**Land Acres<sup>\*</sup>:** 2.0600

**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:**

CHAPPS HAMBURGERS INC

**Primary Owner Address:**

153 SW PLAZA  
ARLINGTON, TX 76016

**Deed Date:** 4/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221121212](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEENABANCHONG FAMILY LIVING TRUST	5/13/2015	<a href="#">D215110165</a>		
LEENABANCHONG DHANA;LEENABANCHONG YAWAPA	2/11/2003	00164130000205	0016413	0000205
MYERS MIKE A TR	9/17/1985	00083110001492	0008311	0001492
MOORE JAMES H III	1/14/1985	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 <sup>+</sup>
2025	\$0	\$201,902	\$201,902	\$201,902
2024	\$0	\$201,902	\$201,902	\$201,902
2023	\$0	\$201,902	\$201,902	\$201,902
2022	\$0	\$201,902	\$201,902	\$201,902
2021	\$0	\$201,902	\$201,902	\$201,902
2020	\$0	\$201,902	\$201,902	\$201,902

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.