



Address: [2103 AIRPORT FWY W](#)
City: EULESS
Georeference: 46273-2-1A
Subdivision: WESTPARK PROFESSIONAL CNTR AD
Neighborhood Code: Food Service General

Latitude: 32.836649507
Longitude: -97.1176145399
TAD Map: 2114-424
MAPSCO: TAR-054M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTPARK PROFESSIONAL
CNTR AD Block 2 Lot 1A

Jurisdictions:
CITY OF EULESS (025)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)
State Code: F1
Year Built: 1995
Personal Property Account: [14849769](#)
Agent: HEGWOOD GROUP (00813)
Notice Sent Date: 4/15/2025
Notice Value: \$835,223
Protest Deadline Date: 5/31/2024

Site Number: 80476082
Site Name: REAL TEXAS CAFE
Site Class: FSCafeteria - Food Service-Cafeteria
Parcels: 1
Primary Building Name: REAL TEXAS CAFE / 05656931
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 5,392
Net Leasable Area⁺⁺⁺: 5,392
Percent Complete: 100%
Land Sqft^{*}: 41,745
Land Acres^{*}: 0.9583
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:
CHAN TZE TONG
CHAN YI LIN
Primary Owner Address:
1102 CEDARBROOK DR
ARLINGTON, TX 76006

Deed Date: 6/1/1994
Deed Volume: 0011614
Deed Page: 0001234
Instrument: 00116140001234

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|------------|-----------------|-------------|-----------|
| RIFE M O TRUST A III | 12/28/1984 | 000000000000000 | 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 | \$355,155 | \$480,068 | \$835,223 | \$835,223 |
| 2024 | \$299,932 | \$480,068 | \$780,000 | \$780,000 |
| 2023 | \$269,932 | \$480,068 | \$750,000 | \$750,000 |
| 2022 | \$211,444 | \$480,068 | \$691,512 | \$691,512 |
| 2021 | \$198,261 | \$480,068 | \$678,329 | \$678,329 |
| 2020 | \$198,261 | \$480,068 | \$678,329 | \$678,329 |

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.