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Address: [2309 AIRPORT FWY W](#)
City: EULESS
Georeference: 45920-1-1RB
Subdivision: WESTPARK CENTRAL
Neighborhood Code: Food Service General

Latitude: 32.8367044601
Longitude: -97.1207140048
TAD Map: 2114-424
MAPSCO: TAR-054M



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

PROPERTY DATA

Legal Description: WESTPARK CENTRAL Block 1
Lot 1RB

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: 1989

Personal Property Account: Multi

Agent: SWBC AD VALOREM TAX ADVISORS (410003)

Notice Sent Date: 5/1/2025

Notice Value: \$1,111,880

Protest Deadline Date: 5/31/2024

Site Number: 80500242

Site Name: IHOP

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: IHOP REALTY CORP, / 05826136

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 4,620

Net Leasable Area⁺⁺⁺: 4,620

Percent Complete: 100%

Land Sqft^{*}: 30,675

Land Acres^{*}: 0.7042

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:

COFFEE 28 LLC

Primary Owner Address:

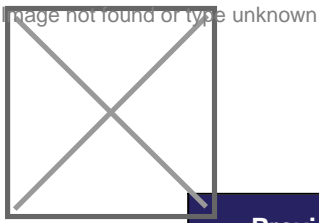
PO BOX 12168
DALLAS, TX 75225

Deed Date: 5/24/2023

Deed Volume:

Deed Page:

Instrument: 1151047670002



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COFFEE 28 INC	3/9/2022	D222062902		
LLC IHOP PROPERTY	9/15/2014	D214222547		
IHOP REAL ESTATE LLC	3/16/2007	D207095541	0000000	0000000
IHOP HOLDINGS LLC	3/16/2007	D20709554	0000000	0000000
IHOP REALTY CORP	2/24/1989	00095240001208	0009524	0001208
WESTPARK JV	1/1/1985	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	\$805,130	\$306,750	\$1,111,880	\$1,111,880
2024	\$746,250	\$306,750	\$1,053,000	\$1,053,000
2023	\$723,250	\$306,750	\$1,030,000	\$1,030,000
2022	\$663,450	\$306,750	\$970,200	\$970,200
2021	\$629,800	\$306,750	\$936,550	\$936,550
2020	\$655,226	\$306,750	\$961,976	\$961,976

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.