



Address: [1520 NOLAN RYAN EXPWY](#)
City: ARLINGTON
Georeference: 37365--10R1R-10
Subdivision: SANFORD-YATES SUBDIVISION
Neighborhood Code: Food Service General

Latitude: 32.7585468359
Longitude: -97.0891532779
TAD Map: 2126-396
MAPSCO: TAR-069Y



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

PROPERTY DATA

Legal Description: SANFORD-YATES
SUBDIVISION Lot 10R1R1

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: F1

Year Built: 1980

Personal Property Account: N/A

Agent: UPTG (00670)

Notice Sent Date: 5/1/2025

Notice Value: \$7,008,200

Protest Deadline Date: 5/31/2024

Site Number: 80556396

Site Name: EL TORO SINALOENSE

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: EL TORO SINALOENSE / 06146937

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 16,640

Net Leasable Area⁺⁺⁺: 16,640

Percent Complete: 100%

Land Sqft^{*}: 88,994

Land Acres^{*}: 2.0430

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:

P2 OF 30 KOSB LLC

Primary Owner Address:

1520 NOLAN RYAN EXPWY
ARLINGTON, TX 76011

Deed Date: 12/23/2019

Deed Volume:

Deed Page:

Instrument: [D219297917](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EMILY B KIRBY JCS REV TRUST	11/25/2013	D213308023	0000000	0000000
EBK-JCS LLC ETAL	12/21/2007	D208002529	0000000	0000000
SOVEREIGN JCS LLC	3/15/2007	D207103032	0000000	0000000
JOE'S CRAB SHACK R/E HOLDINGS	11/16/2006	D206382858	0000000	0000000
LANDRY'S SEAFOOD HOUSE-ARL INC	12/1/2000	00146560000070	0014656	0000070
GWR PROPERTY & MORTGAGE CO INC	4/20/1993	00110270000240	0011027	0000240
PENNANT PROPERTY LTD PRTNSHP	12/13/1990	00101280002051	0010128	0002051
TARFIVE INC	10/20/1988	00094160001034	0009416	0001034
BOHICA WEST PRTNSHP	5/16/1987	00077050001655	0007705	0001655
COURTYARD BY MARRIOTT LTD *E*	5/15/1987	00089450000516	0008945	0000516

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	\$5,140,216	\$1,867,984	\$7,008,200	\$7,008,200
2024	\$1,832,016	\$1,867,984	\$3,700,000	\$3,700,000
2023	\$752,216	\$1,867,984	\$2,620,200	\$2,620,200
2022	\$504,637	\$1,867,984	\$2,372,621	\$2,372,621
2021	\$889,086	\$1,867,984	\$2,757,070	\$2,757,070
2020	\$1,253,740	\$1,334,910	\$2,588,650	\$2,588,650

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

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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.