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Tarrant Appraisal District Property Information | PDF Account Number: 06351212

Address: 1700 S UNIVERSITY DR

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City: FORT WORTH Georeference: 44220-1-1B Subdivision: UNIVERSITY PLAZA ADDITION Neighborhood Code: Food Service General

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

PROPERTY DATA

Legal Description: UNIVERSITY PLAZA ADDITION Block 1 Lot 1B Jurisdictions: CITY OF FORT WORTH (026) Site Number: 80569404 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223)Site Name: Panera Bread Site Class: FSRest - Food Service-Full Service Restaurant **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) Primary Building Name: Panera Bread / 06351212 State Code: F1 Primary Building Type: Commercial Year Built: 1989 Gross Building Area+++: 5,120 Personal Property Account: 11087501 Net Leasable Area+++: 5,120 Agent: MERITAX ADVISORS LLC (00604) Percent Complete: 100% Notice Sent Date: 5/1/2025 Land Sqft*: 32,173 Notice Value: \$2,217,984 Land Acres^{*}: 0.7385 Protest Deadline Date: 5/31/2024 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: P-BREAD FORT WORTH LP

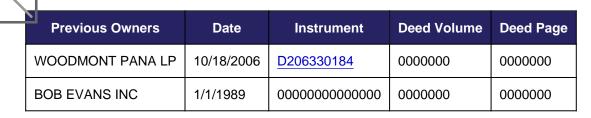
Primary Owner Address: 8333 DOUGLAS AVE STE 1500 DALLAS, TX 75225-5822

Deed Date: 3/25/2010 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D210068732

Latitude: 32.7257945217 Longitude: -97.3617492177 **TAD Map:** 2042-384 MAPSCO: TAR-076N



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VALUES

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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$1,665,895	\$552,089	\$2,217,984	\$2,217,984
2024	\$1,597,911	\$552,089	\$2,150,000	\$2,150,000
2023	\$1,547,911	\$552,089	\$2,100,000	\$2,100,000
2022	\$1,497,911	\$552,089	\$2,050,000	\$2,050,000
2021	\$1,297,911	\$552,089	\$1,850,000	\$1,850,000
2020	\$1,297,911	\$552,089	\$1,850,000	\$1,850,000

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.