



Address: [1700 S UNIVERSITY DR](#)
City: FORT WORTH
Georeference: 44220-1-1B
Subdivision: UNIVERSITY PLAZA ADDITION
Neighborhood Code: Food Service General

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



Google Map or type unknown

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)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1

Year Built: 1989

Personal Property Account: [11087501](#)

Agent: MERITAX ADVISORS LLC (00604)

Notice Sent Date: 5/1/2025

Notice Value: \$2,217,984

Protest Deadline Date: 5/31/2024

Site Number: 80569404

Site Name: Panera Bread

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: Panera Bread / 06351212

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 5,120

Net Leasable Area⁺⁺⁺: 5,120

Percent Complete: 100%

Land Sqft^{*}: 32,173

Land Acres^{*}: 0.7385

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](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOODMONT PANA LP	10/18/2006	D206330184	0000000	0000000
BOB EVANS INC	1/1/1989	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	\$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.