



**Address:** [1260 WILLIAM D TATE AVE](#)  
**City:** GRAPEVINE  
**Georeference:** 42403-1-5R  
**Subdivision:** TOWNE CENTER ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.9272946402  
**Longitude:** -97.0874173771  
**TAD Map:** 2126-456  
**MAPSCO:** TAR-027Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TOWNE CENTER ADDITION  
Block 1 Lot 5R

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** F1

**Year Built:** 1992

**Personal Property Account:** [13796259](#)

**Agent:** RYAN LLC (00320)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$795,273

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80572286

**Site Name:** ARBY'S

**Site Class:** FSFastFood - Food Service-Fast Food Restaurant

**Parcels:** 1

**Primary Building Name:** ARBY'S / 06382592

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 2,375

**Net Leasable Area**<sup>+++</sup>: 1,984

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 30,000

**Land Acres**<sup>\*</sup>: 0.6887

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

QSR 30 LAND III LLC

**Primary Owner Address:**

4515 LBJ FRWY  
DALLAS, TX 75224

**Deed Date:** 8/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221230582](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QSR ENTERPRISES LLC	1/28/2015	<a href="#">D215022878</a>		
CNL APF PARTNERS LP	6/17/2013	<a href="#">D213162004</a>	0000000	0000000
USRP FUNDING 2001-A LP	12/31/2000	00146910000436	0014691	0000436
U S RESTAURANT PROPERTIES OP	4/30/1997	00127520000218	0012752	0000218
SYBRA INC	6/26/1992	00106880000839	0010688	0000839
GRAPEVINE/TATE JOINT VENTURE	6/23/1992	00106880000812	0010688	0000812
KROGER CORP	1/1/1989	00000000000000	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 <sup>+</sup>
2025	\$345,273	\$450,000	\$795,273	\$795,273
2024	\$310,000	\$450,000	\$760,000	\$760,000
2023	\$310,000	\$450,000	\$760,000	\$760,000
2022	\$294,761	\$450,000	\$744,761	\$744,761
2021	\$250,320	\$450,000	\$700,320	\$700,320
2020	\$180,000	\$450,000	\$630,000	\$630,000

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.