



Address: [3517 S COOPER ST](#)
City: ARLINGTON
Georeference: 35040-6-AR1A
Subdivision: ROLLING MEADOWS ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6878512087
Longitude: -97.129473695
TAD Map: 2114-368
MAPSCO: TAR-096G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROLLING MEADOWS
ADDITION Block 6 Lot AR1A

Jurisdictions:

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

State Code: F1

Year Built: 1990

Personal Property Account: [14507949](#)

Agent: COMMERCIAL TAX GROUP LLC (00989)

Notice Sent Date: 5/1/2025

Notice Value: \$1,725,760

Protest Deadline Date: 5/31/2024

Site Number: 80581242

Site Name: EL RANCHITO

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: EL RANCHITO / 06427057

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 10,244

Net Leasable Area⁺⁺⁺: 10,244

Percent Complete: 100%

Land Sqft^{*}: 94,612

Land Acres^{*}: 2.1719

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:

SANCHEZ & SANCHEZ

Primary Owner Address:

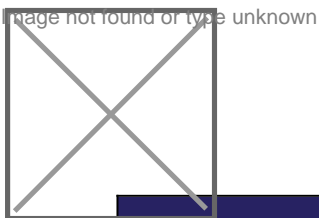
610 W JEFFERSON BLVD
DALLAS, TX 75208

Deed Date: 6/6/2016

Deed Volume:

Deed Page:

Instrument: [D216122865](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
3517 SC ARL LTD	4/25/2012	D212101681	0000000	0000000
ZIONS FIRST NATIONAL BANK	11/1/2011	D211265537	0000000	0000000
DULCINEA II INC	6/26/2002	00157950000010	0015795	0000010
JETPURI MOHAMMED I	5/1/1997	00127590000290	0012759	0000290
RYAN'S FAMILY STEAK HOUSE INC	9/19/1990	00100500001996	0010050	0001996
WAUGH BILL;WAUGH P H PHILLIPS	1/1/1990	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 ⁺
2025	\$968,864	\$756,896	\$1,725,760	\$1,725,760
2024	\$868,104	\$756,896	\$1,625,000	\$1,625,000
2023	\$818,104	\$756,896	\$1,575,000	\$1,575,000
2022	\$743,104	\$756,896	\$1,500,000	\$1,500,000
2021	\$807,794	\$681,206	\$1,489,000	\$1,489,000
2020	\$868,794	\$681,206	\$1,550,000	\$1,550,000

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.