



Address: [4001 S COOPER ST](#)
City: ARLINGTON
Georeference: 23575-A-15
Subdivision: LANE, C T ADDITION
Neighborhood Code: Food Service General

Latitude: 32.681086879
Longitude: -97.1332842779
TAD Map: 2108-368
MAPSCO: TAR-096K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LANE, C T ADDITION Block A
Lot 15

Jurisdictions:

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

State Code: F1

Year Built: 1993

Personal Property Account: [10601473](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$2,366,723

Protest Deadline Date: 5/31/2024

Site Number: 80651089

Site Name: RAZZOOS CAJUN CAFE

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: RAZOOS / 06623166

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 8,117

Net Leasable Area⁺⁺⁺: 8,117

Percent Complete: 100%

Land Sqft^{*}: 83,604

Land Acres^{*}: 1.9192

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:

JACQUES L. LE FRIANT & MARY E. LE FRIANT FAMILY TRUST

Primary Owner Address:

1151 HORNBLEND ST
SAN DIEGO, CA 92109

Deed Date: 10/30/2019

Deed Volume:

Deed Page:

Instrument: [D219265233](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|-----------|----------------------------|-------------|-----------|
| 750 ADAMS PLACE LLC | 6/19/2015 | D215132626 | | |
| CHRISTOPHER CARROLL #1 LTD | 5/28/1996 | 00123830001352 | 0012383 | 0001352 |
| MODERNAGE INC | 6/14/1993 | 00111050001758 | 0011105 | 0001758 |
| WATKINS RUBY | 1/1/1993 | 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 | \$1,363,475 | \$1,003,248 | \$2,366,723 | \$2,366,723 |
| 2024 | \$1,031,752 | \$1,003,248 | \$2,035,000 | \$2,035,000 |
| 2023 | \$903,752 | \$1,003,248 | \$1,907,000 | \$1,907,000 |
| 2022 | \$796,751 | \$1,003,249 | \$1,800,000 | \$1,800,000 |
| 2021 | \$610,162 | \$1,003,248 | \$1,613,410 | \$1,613,410 |
| 2020 | \$620,152 | \$1,003,248 | \$1,623,400 | \$1,623,400 |

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.