



Address: [4661 LITTLE RD](#)
City: ARLINGTON
Georeference: 47323-8-3B1
Subdivision: WINDSOR TERRACE ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6707782521
Longitude: -97.2015396668
TAD Map: 2090-364
MAPSCO: TAR-094Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WINDSOR TERRACE ADDITION
Block 8 Lot 3B1

Jurisdictions:

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

State Code: F1

Year Built: 2000

Personal Property Account: [11641169](#)

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$1,209,166

Protest Deadline Date: 5/31/2024

Site Number: 80674364

Site Name: PANDA EXPRESS

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: PANDA EXPRESS / 06679692

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,858

Net Leasable Area⁺⁺⁺: 3,858

Percent Complete: 100%

Land Sqft^{*}: 44,720

Land Acres^{*}: 1.0266

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:

C F T DEVELOPMENTS LLC

Primary Owner Address:

1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770-3711

Deed Date: 7/6/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206081889](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHERNG ANDREW;CHERNG PEGGY CO-TR	5/31/2005	D205157068	0000000	0000000
GRACO REAL ESTATE COMPANY INC	5/31/2005	D205157067	0000000	0000000
HOLLABAUGH PAUL	8/25/1999	00139870000446	0013987	0000446
LITTLE RD ARLINGTON #4 JV	1/1/1994	0000000000000000	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	\$538,366	\$670,800	\$1,209,166	\$1,209,166
2024	\$409,200	\$670,800	\$1,080,000	\$1,080,000
2023	\$279,200	\$670,800	\$950,000	\$950,000
2022	\$231,970	\$670,800	\$902,770	\$902,770
2021	\$229,200	\$670,800	\$900,000	\$900,000
2020	\$304,200	\$670,800	\$975,000	\$975,000

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.