



**Address:** [1105 W IH 20](#)  
**City:** ARLINGTON  
**Georeference:** 31743J-A-4C  
**Subdivision:** PARKS RETAIL CENTER ADDN, THE  
**Neighborhood Code:** Food Service General

**Latitude:** 32.6780998342  
**Longitude:** -97.1240974891  
**TAD Map:** 2114-368  
**MAPSCO:** TAR-096L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKS RETAIL CENTER ADDN,  
THE Block A Lot 4C

**Jurisdictions:**

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

**State Code:** F1

**Year Built:** 1994

**Personal Property Account:** Multi

**Agent:** P E PENNINGTON & CO INC (00051)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$1,617,708

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

**Site Number:** 80678017

**Site Name:** IHOP

**Site Class:** FSRest - Food Service-Full Service Restaurant

**Parcels:** 1

**Primary Building Name:** IHOP / 06697968

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 5,296

**Net Leasable Area**<sup>+++</sup>: 5,296

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 36,520

**Land Acres**<sup>\*</sup>: 0.8383

**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:**

PEC PARTNERS

**Primary Owner Address:**

16200 DALLAS PKWY STE 100  
DALLAS, TX 75248-2607

**Deed Date:** 10/22/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214235542](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIGDERSON ELI	11/29/2012	<a href="#">D212305766</a>	0000000	0000000
VIGDERSON ELI	1/15/2003	00163270000088	0016327	0000088
CNL NET LEASE INVESTORS L P	12/21/1994	00118310001233	0011831	0001233
IHOP REALTY CORP	1/1/1994	00116100001194	0011610	0001194

## 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	\$1,033,388	\$584,320	\$1,617,708	\$1,617,708
2024	\$1,025,680	\$584,320	\$1,610,000	\$1,610,000
2023	\$1,025,680	\$584,320	\$1,610,000	\$1,610,000
2022	\$815,680	\$584,320	\$1,400,000	\$1,400,000
2021	\$474,880	\$584,320	\$1,059,200	\$1,059,200
2020	\$474,880	\$584,320	\$1,059,200	\$1,059,200

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.