



**Address:** [401 W STATE HWY 114](#)  
**City:** GRAPEVINE  
**Georeference:** 25836-6-1  
**Subdivision:** METROPLACE ADDITION 2ND INSTL  
**Neighborhood Code:** Food Service General

**Latitude:** 32.9212818604  
**Longitude:** -97.0814194323  
**TAD Map:** 2126-456  
**MAPSCO:** TAR-027V



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** METROPLACE ADDITION 2ND  
INSTL Block 6 Lot 1

**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:** 1994  
**Personal Property Account:** [14780025](#)  
**Agent:** TEXAS TAX PROTEST (05909)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$2,732,400  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80674550  
**Site Name:** CRUSH IT SPORTS LOUNGE  
**Site Class:** FSRest - Food Service-Full Service Restaurant  
**Parcels:** 1  
**Primary Building Name:** CRUSH IT SPORTS / 06698212  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 7,569  
**Net Leasable Area<sup>+++</sup>:** 7,569  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 80,000  
**Land Acres<sup>\*</sup>:** 1.8365  
**Pool:** N

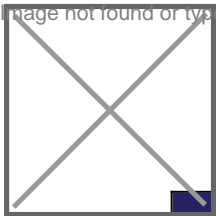
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
CRUSH IT SPORTS LLC  
**Primary Owner Address:**  
4212 SPYGLASS HILL LN  
IRVING, TX 75038

**Deed Date:** 9/20/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219217941](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIREBIRD GRAPEVINE INC	5/30/2008	<a href="#">D208204650</a>	0000000	0000000
EL FENIX CORP	1/1/1994	000000000000000	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	\$1,772,400	\$960,000	\$2,732,400	\$2,732,400
2024	\$1,521,000	\$960,000	\$2,481,000	\$2,481,000
2023	\$1,130,261	\$960,000	\$2,090,261	\$2,090,261
2022	\$1,045,785	\$960,000	\$2,005,785	\$2,005,785
2021	\$944,130	\$960,000	\$1,904,130	\$1,904,130
2020	\$1,129,368	\$960,000	\$2,089,368	\$2,089,368

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.