



**Address:** [1300 E COPELAND RD](#)  
**City:** ARLINGTON  
**Georeference:** 37365--7A1  
**Subdivision:** SANFORD-YATES SUBDIVISION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7584618933  
**Longitude:** -97.0916649386  
**TAD Map:** 2120-396  
**MAPSCO:** TAR-069Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SANFORD-YATES  
SUBDIVISION Lot 7A1

**Jurisdictions:**

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

**State Code:** F1

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** WEAVER & TIDWELL LLP (00722)

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

**Notice Value:** \$2,263,022

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

**Site Number:** 80865319

**Site Name:** VACANT

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

**Parcels:** 2

**Primary Building Name:** VACANT / 06801439

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 8,173

**Net Leasable Area<sup>+++</sup>:** 8,173

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 100,357

**Land Acres<sup>\*</sup>:** 2.3038

**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:**

PAPPAS RESTAURANTS INC

**Primary Owner Address:**

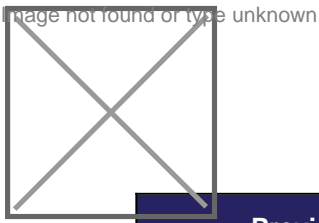
13939 NORTHWEST FWY STE 100  
HOUSTON, TX 77040

**Deed Date:** 1/1/2007

**Deed Volume:**

**Deed Page:**

**Instrument:** MERGER



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAPPAS PARTNERS LP	11/1/2002	00161000000176	0016100	0000176
BRINKER INTERNATIONAL	6/2/2000	00143760000136	0014376	0000136
RESTAURANT INVESTMENT INC	6/1/2000	00143760000137	0014376	0000137
CHILI'S INC	5/31/2000	00143760000141	0014376	0000141
MODERNAGE INC	5/22/1995	00119730001677	0011973	0001677
MCCLURE J DOUG	1/1/1995	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 <sup>+</sup>
2025	\$431,507	\$1,831,515	\$2,263,022	\$2,263,022
2024	\$281,062	\$1,831,515	\$2,112,577	\$2,112,577
2023	\$407,631	\$1,831,515	\$2,239,146	\$2,239,146
2022	\$300,085	\$1,831,515	\$2,131,600	\$2,131,600
2021	\$300,084	\$1,831,516	\$2,131,600	\$2,131,600
2020	\$1,050,538	\$1,254,462	\$2,305,000	\$2,305,000

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.