



**Address:** [3860 NE LOOP 820](#)  
**City:** FORT WORTH  
**Georeference:** 30281-9A-3A  
**Subdivision:** NORTHERN CROSSING ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.8386155434  
**Longitude:** -97.2917517959  
**TAD Map:** 2060-424  
**MAPSCO:** TAR-050E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NORTHERN CROSSING  
ADDITION Block 9A Lot 3A

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**Site Number:** 80727840

**Site Name:** IHOP

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

**Parcels:** 1

**Primary Building Name:** IHOP / 06986382

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 3,918

**Net Leasable Area<sup>+++</sup>:** 3,918

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 40,938

**Land Acres<sup>\*</sup>:** 0.9398

**Pool:** N

**State Code:** F1

**Year Built:** 1997

**Personal Property Account:** Multi

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

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

**Notice Value:** \$1,305,585

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

<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:**

CJS IHOP FORT WORTH LLC

**Primary Owner Address:**

200 S BISCAYNE FL 6 BLVD  
MIAMI, FL 33131-5351

**Deed Date:** 3/15/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213077284](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CNL FUNDINGS 2000-A LP	7/24/2000	00144750000209	0014475	0000209
CNL APF PARTNERS LP	9/23/1998	00134350000403	0013435	0000403
IHOP REALTY CORP	2/12/1997	00126700001742	0012670	0001742
CONNELL MERCANTILE JV	1/1/1996	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	\$814,329	\$491,256	\$1,305,585	\$1,305,585
2024	\$758,744	\$491,256	\$1,250,000	\$1,250,000
2023	\$758,744	\$491,256	\$1,250,000	\$1,250,000
2022	\$745,744	\$491,256	\$1,237,000	\$1,237,000
2021	\$658,744	\$491,256	\$1,150,000	\$1,150,000
2020	\$658,744	\$491,256	\$1,150,000	\$1,150,000

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.