



**Address:** [2325 W SOUTHLAKE BLVD](#)  
**City:** SOUTHLAKE  
**Georeference:** 31715--5R4R1  
**Subdivision:** PARKER'S CORNER  
**Neighborhood Code:** Food Service General

**Latitude:** 32.9363910886  
**Longitude:** -97.1867313419  
**TAD Map:** 2096-460  
**MAPSCO:** TAR-025J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKER'S CORNER Lot  
5R4R1A SCHOOL BNDRY SPLIT

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** F1

**Year Built:** 1997

**Personal Property Account:** [14777831](#)

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,180,901

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

**Site Number:** 80684386

**Site Name:** PANDA EXPRESS

**Site Class:** FSFastFood - Food Service-Fast Food Restaurant

**Parcels:** 2

**Primary Building Name:** PANDA EXPRESS / 06994679

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 2,872

**Net Leasable Area<sup>+++</sup>:** 2,872

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 26,180

**Land Acres<sup>\*</sup>:** 0.6010

**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:**

CFT NV DEVELOPMENTS LLC

**Primary Owner Address:**

1120 N TOWN CENTER DR STE 150  
LAS VEGAS, NV 89144

**Deed Date:** 2/5/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220031069](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BICOS TRUST	9/14/2017	<a href="#">D217215235</a>		
2325 W SOUTHLAKE LLC	1/28/2016	<a href="#">D216018103</a>		
WENDY'S PROPERTIES LLC	6/1/2015	<a href="#">D215240277</a>		
WENDYS INTERNATIONAL INC	12/12/1996	00125000000259	0012500	0000259
DKV PARTNERS I LP	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	\$866,741	\$314,160	\$1,180,901	\$1,180,901
2024	\$910,052	\$314,160	\$1,224,212	\$1,224,212
2023	\$956,197	\$314,160	\$1,270,357	\$1,270,357
2022	\$816,416	\$314,160	\$1,130,576	\$1,130,576
2021	\$744,774	\$314,160	\$1,058,934	\$1,058,934
2020	\$762,869	\$314,160	\$1,077,029	\$1,077,029

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.