



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)
CARROLL ISD (919)

State Code: F1

Year Built: 1997

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$53,964

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⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 4,497

Land Acres^{*}: 0.1032

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:

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	D217215235		
2325 W SOUTHLAKE LLC	1/28/2016	D216018103		
WENDY'S PROPERTIES LLC	6/1/2015	D215240277		
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 ⁺
2025	\$0	\$53,964	\$53,964	\$53,964
2024	\$0	\$53,964	\$53,964	\$53,964
2023	\$0	\$53,964	\$53,964	\$53,964
2022	\$0	\$53,964	\$53,964	\$53,964
2021	\$0	\$53,964	\$53,964	\$53,964
2020	\$0	\$53,964	\$53,964	\$53,964

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.