



Address: [13360 JAKE CT](#)
City: FORT WORTH
Georeference: 31367J-1-2R
Subdivision: PACE-ALSBURY VILLAGE ADDITION
Neighborhood Code: Food Service General

Latitude: 32.5644748973
Longitude: -97.3176251412
TAD Map: 2054-324
MAPSCO: TAR-119T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PACE-ALSBURY VILLAGE
ADDITION Block 1 Lot 2R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BURLESON ISD (922)

State Code: F1

Year Built: 1998

Personal Property Account: [10880941](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$1,890,508

Protest Deadline Date: 5/31/2024

Site Number: 80720048

Site Name: CHILIS

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: CHILIS / 07216238

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 5,794

Net Leasable Area⁺⁺⁺: 5,794

Percent Complete: 100%

Land Sqft^{*}: 78,267

Land Acres^{*}: 1.7967

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:

FCPT HOLDINGS LLC

Primary Owner Address:

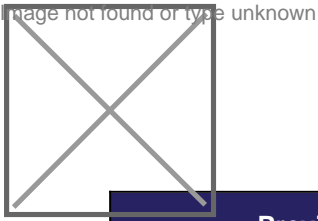
591 REDWOOD HWY STE 1150
MILL VALLEY, CA 94941

Deed Date: 8/8/2018

Deed Volume:

Deed Page:

Instrument: [D218177431](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|----------|----------------------------|-------------|-----------|
| BRINKER PROPERTY CORPORATION | 7/9/2018 | D218177430 | | |
| BRINKER TEXAS LP | 1/1/1998 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$912,170 | \$978,338 | \$1,890,508 | \$1,890,508 |
| 2024 | \$875,536 | \$978,338 | \$1,853,874 | \$1,853,874 |
| 2023 | \$851,662 | \$978,338 | \$1,830,000 | \$1,830,000 |
| 2022 | \$817,802 | \$978,338 | \$1,796,140 | \$1,796,140 |
| 2021 | \$817,802 | \$978,338 | \$1,796,140 | \$1,796,140 |
| 2020 | \$817,802 | \$978,338 | \$1,796,140 | \$1,796,140 |

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.