



Latitude: 32.9363948648
Longitude: -97.0997883258
TAD Map: 2120-460
MAPSCO: TAR-027K



City:
Georeference: 39608H-A-6R1
Subdivision: SOUTHLAKE BANK PLACE ADDITION
Neighborhood Code: Food Service General

Google Map:  or type unknown

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

PROPERTY DATA

Legal Description: SOUTHLAKE BANK PLACE
ADDITION Block A Lot 6R1

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: F1

Year Built: 2000

Personal Property Account: [11605200](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$1,737,300

Protest Deadline Date: 5/31/2024

Site Number: 80768687

Site Name: IHOP

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: IHOP / 07217382

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 5,147

Net Leasable Area⁺⁺⁺: 5,147

Percent Complete: 100%

Land Sqft^{*}: 67,654

Land Acres^{*}: 1.5531

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:

SOUTHLAKE 114 LLC

Primary Owner Address:

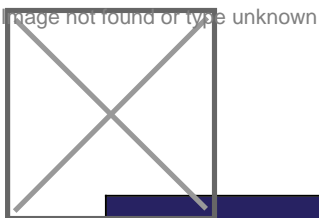
5810 SANTA MARIA AVE STE 205
PMB 83-0254
LAREDO, TX 78041

Deed Date: 11/15/2018

Deed Volume:

Deed Page:

Instrument: [D218257589](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIEN QC LLC	5/19/2018	D218120575		
CAO-DO TEXAS LLC	1/29/2013	D213059402	0000000	0000000
CAO HUY Q;CAO THUY-TRAN DO	1/28/2013	D213059401	0000000	0000000
DO HUY Q CAO;DO THUY TRANG T	2/25/2005	D205069399	0000000	0000000
CNL NET LEASE FUNDING 2003 LLC	7/22/2004	D204237491	0000000	0000000
SOUTHFORK PROPERTIES LTD CO	10/26/1999	00140710000555	0014071	0000555
SOUTHLAKE INVESTMENTS LLC	6/26/1998	00132910000023	0013291	0000023
GATEWAY PROPERTIES JV	1/1/1998	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	\$925,452	\$811,848	\$1,737,300	\$1,737,300
2024	\$878,152	\$811,848	\$1,690,000	\$1,690,000
2023	\$775,224	\$811,848	\$1,587,072	\$1,587,072
2022	\$718,152	\$811,848	\$1,530,000	\$1,530,000
2021	\$664,095	\$748,598	\$1,412,693	\$1,412,693
2020	\$649,809	\$748,598	\$1,398,407	\$1,398,407

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.