



Address: [215 S WATSON RD](#)
City: ARLINGTON
Georeference: 32928-1-1RB
Subdivision: PRAIRIE OAKS PARK ADDITION
Neighborhood Code: Food Service General

Latitude: 32.7341247215
Longitude: -97.0613790239
TAD Map: 2132-388
MAPSCO: TAR-084K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PRAIRIE OAKS PARK
ADDITION Block 1 Lot 1RB

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: F1

Year Built: 2000

Personal Property Account: [11077603](#)

Agent: ALPINE PROPERTY TAX ADVISORS (12297)

Notice Sent Date: 4/15/2025

Notice Value: \$901,519

Protest Deadline Date: 5/31/2024

Site Number: 80759440

Site Name: TACO BELL

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: TACO BELL / 07325436

Primary Building Type: Commercial

Gross Building Area+++ : 2,916

Net Leasable Area+++ : 2,916

Percent Complete: 100%

Land Sqft* : 30,884

Land Acres* : 0.7089

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:

RAKESH KUMAR AND PREMILA KUMAR REVOCABLE FAMILY TRUST

Primary Owner Address:

1118 CHESS DR
SAN MATEO, CA 94404

Deed Date: 11/2/2023

Deed Volume:

Deed Page:

Instrument: [D223201246](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CJS TACO BELL ARLINGTON LLC	3/15/2013	D213079073	0000000	0000000
NET LEASE FUNDING 2005 LP	2/25/2005	D205067325	0000000	0000000
CNL APF PARTNERS I P	5/4/2000	00143350000074	0014335	0000074
JDS RESTAURANTS INC	11/15/1999	00141040000003	0014104	0000003
PHE-SON PROPERTIES	1/1/1999	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	\$654,447	\$247,072	\$901,519	\$901,519
2024	\$627,928	\$247,072	\$875,000	\$875,000
2023	\$602,928	\$247,072	\$850,000	\$850,000
2022	\$565,202	\$247,072	\$812,274	\$812,274
2021	\$526,522	\$247,072	\$773,594	\$773,594
2020	\$853,631	\$247,072	\$1,100,703	\$1,100,703

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.