



Address: [102 E STATE HWY 114](#)
City: GRAPEVINE
Georeference: 25836-3-6R1A
Subdivision: METROPLACE ADDITION 2ND INSTL
Neighborhood Code: Food Service General

Latitude: 32.9212282617
Longitude: -97.0778002375
TAD Map: 2126-456
MAPSCO: TAR-028S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: METROPLACE ADDITION 2ND
INSTL Block 3 Lot 6R1A

Jurisdictions:

CITY OF GRAPEVINE (011)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

GRAPEVINE-COLLEYVILLE ISD (906)

Site Number: 80699901

Site Name: SALTGRASS STEAKHOUSE

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: SALTGRASS STEAKHOUSE / 07682638

State Code: F1

Primary Building Type: Commercial

Year Built: 1996

Gross Building Area+++ : 7,545

Personal Property Account: [11252960](#)

Net Leasable Area+++ : 7,545

Agent: K E ANDREWS & COMPANY (0675)

Percent Complete: 100%

Notice Sent Date: 5/1/2025

Land Sqft* : 112,486

Notice Value: \$3,666,569

Land Acres* : 2.5823

Protest Deadline Date: 5/31/2024

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:

SHOPS AT LINCOLN COURT LLC

Primary Owner Address:

3228 COLLINSWORTH ST
FORT WORTH, TX 76107

Deed Date: 12/31/2020

Deed Volume:

Deed Page:

Instrument: [D221110495 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANSAST TRUST;SHOPS AT LINCOLN COURT LLC	1/1/2017	D218024849		
ANSAST TRUST	3/2/2016	D216296862		
ANCHORED INVESTMENTS LLC	2/25/2016	D216052604		
BOAT CLUB PLAZA LLCETAL	2/28/2007	D207075886	0000000	0000000
114 & MAIN PARTNERS EAST LP	1/1/2000	0000000000000000	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	\$1,979,279	\$1,687,290	\$3,666,569	\$2,946,545
2024	\$768,164	\$1,687,290	\$2,455,454	\$2,455,454
2023	\$1,312,710	\$1,687,290	\$3,000,000	\$3,000,000
2022	\$1,254,710	\$1,687,290	\$2,942,000	\$2,942,000
2021	\$695,949	\$1,687,290	\$2,383,239	\$2,383,239
2020	\$591,300	\$1,687,290	\$2,278,590	\$2,278,590

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.