



Address: [8601 ANDERSON BLVD](#)
City: FORT WORTH
Georeference: 10620-12-3B
Subdivision: EASTCHASE ADDITION
Neighborhood Code: Food Service General

Latitude: 32.7628510104
Longitude: -97.1682001417
TAD Map: 2102-396
MAPSCO: TAR-067U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EASTCHASE ADDITION Block
12 Lot 3B

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1

Year Built: 2005

Personal Property Account: [11686138](#)

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$1,219,413

Protest Deadline Date: 5/31/2024

Site Number: 80784658
Site Name: PANDA EXPRESS
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: PANDA EXPRESS / 07698992
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 2,448
Net Leasable Area⁺⁺⁺: 2,448
Percent Complete: 100%
Land Sqft^{*}: 37,183
Land Acres^{*}: 0.8536
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:
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

Deed Date: 3/18/2015
Deed Volume:
Deed Page:
Instrument: [D217026658](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CFT DEVELOPMENTS LLC	5/4/2006	D206161364	0000000	0000000
CHERNG ANDREW JIN-CHAN;CHERNG PEGG	8/18/2005	D205245431	0000000	0000000
LEGGETT HELEN G	9/19/2003	000000000000000	0000000	0000000
LEGGETT JAMES V EST JR	6/28/2001	00149910000043	0014991	0000043
EASTBROOK PROPERTIES LTD	5/30/2001	00149220000295	0014922	0000295
EASTCHASE ENT LP	1/1/2000	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	\$438,570	\$780,843	\$1,219,413	\$1,219,413
2024	\$319,157	\$780,843	\$1,100,000	\$1,068,000
2023	\$109,157	\$780,843	\$890,000	\$890,000
2022	\$148,199	\$741,801	\$890,000	\$890,000
2021	\$114,999	\$741,801	\$856,800	\$856,800
2020	\$114,999	\$741,801	\$856,800	\$856,800

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.