



Address: [2991 S STATE HWY 360](#)
City: GRAND PRAIRIE
Georeference: 12752F---04
Subdivision: EMERALD SQUARE II ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6930523591
Longitude: -97.0613880191
TAD Map: 2132-372
MAPSCO: TAR-098F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EMERALD SQUARE II
ADDITION BLK LOT

Jurisdictions:	Site Number: 80785999
CITY OF GRAND PRAIRIE (038)	Site Name: SONIC
TARRANT COUNTY (220)	Site Class: FSSnackConc - Food Service-Snack Bar/Concession Booth
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (224)	Primary Building Name: SONIC / 07707932
ARLINGTON ISD (901)	Primary Building Type: Commercial
State Code: F1	Gross Building Area +++ : 1,558
Year Built: 2000	Net Leasable Area +++ : 1,558
Personal Property Account: 14789286	Percent Complete: 100%
Agent: RYAN LLC (00320)	Land Sqft * : 33,750
Notice Sent Date: 4/15/2025	Land Acres * : 0.7747
Notice Value: \$641,348	Pool: N
Protest Deadline Date: 5/31/2024	

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: JJAT GROUP LLC	Deed Date: 12/15/2022
Primary Owner Address: 22888 CANYON VIEW DR DIAMOND BAR, CA 91765	Deed Volume:
	Deed Page:
	Instrument: D222291822

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SRI OPERATING COMPANY	5/14/2020	D220111241		
BARRETT-SCULLIN ENTPRISES LLC	11/22/2000	00146360000025	0014636	0000025
DALLAS METRO REAL EST FUND II	1/1/2000	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	\$371,348	\$270,000	\$641,348	\$641,348
2024	\$336,957	\$270,000	\$606,957	\$606,957
2023	\$338,000	\$270,000	\$608,000	\$608,000
2022	\$333,399	\$270,000	\$603,399	\$603,399
2021	\$334,941	\$270,000	\$604,941	\$604,941
2020	\$230,000	\$270,000	\$500,000	\$500,000

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.