



**Address:** [2450 SE GREEN OAKS BLVD](#)  
**City:** ARLINGTON  
**Georeference:** 8662K-1-1R2  
**Subdivision:** CREEKSIDE PLAZA (ARLINGTON)  
**Neighborhood Code:** Food Service General

**Latitude:** 32.6603022517  
**Longitude:** -97.0641476277  
**TAD Map:** 2132-360  
**MAPSCO:** TAR-098X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CREEKSIDE PLAZA  
(ARLINGTON) Block 1 Lot 1R2

**Jurisdictions:**

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

**State Code:** F1

**Year Built:** 2003

**Personal Property Account:** [14713905](#)

**Agent:** RYAN LLC (00320)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,326,106

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80795919

**Site Name:** Popeye's Chicken

**Site Class:** FSFastFood - Food Service-Fast Food Restaurant

**Parcels:** 1

**Primary Building Name:** POPEYES / 07900651

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 2,522

**Net Leasable Area**<sup>+++</sup>: 2,522

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 66,908

**Land Acres**<sup>\*</sup>: 1.5359

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

QSR 30 LAND III LLC

**Primary Owner Address:**

4515 LBJ FRWY  
DALLAS, TX 75224

**Deed Date:** 8/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221230579](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QSR ENTERPRISES LLC	7/22/2019	<a href="#">D219161559</a>		
GREEN OAKS RESTAURANT GRP INC	4/1/2003	<a href="#">D203181203</a>	0016735	0000103
A & H PETROLEUM INC	1/2/2001	00145320000622	0014532	0000622
EKT'S #3 CORPORATION	1/1/2001	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 <sup>+</sup>
2025	\$657,026	\$669,080	\$1,326,106	\$1,326,106
2024	\$530,920	\$669,080	\$1,200,000	\$1,200,000
2023	\$455,920	\$669,080	\$1,125,000	\$1,125,000
2022	\$390,920	\$669,080	\$1,060,000	\$1,060,000
2021	\$330,920	\$669,080	\$1,000,000	\$1,000,000
2020	\$430,536	\$535,264	\$965,800	\$965,800

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.