



**Address:** [3940 NW JIM WRIGHT FWY](#)  
**City:** LAKE WORTH  
**Georeference:** 8411C-A-1  
**Subdivision:** COTTON PATCH CAFE  
**Neighborhood Code:** Food Service General

**Latitude:** 32.810940892  
**Longitude:** -97.4195558601  
**TAD Map:** 2024-416  
**MAPSCO:** TAR-046Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** COTTON PATCH CAFE Block A  
Lot 1

**Jurisdictions:**

- CITY OF LAKE WORTH (016)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- LAKE WORTH ISD (910)

**State Code:** F1

**Year Built:** 2002

**Personal Property Account:** Multi

**Agent:** BALLARD CORTHAY & ASSOCIATES (00785)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$1,579,708

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

**Site Number:** 80767141  
**Site Name:** COTTON PATCH RESTAURANT  
**Site Class:** FSRest - Food Service-Full Service Restaurant  
**Parcels:** 1  
**Primary Building Name:** COTTON PATCH / 40127826  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 4,551  
**Net Leasable Area<sup>+++</sup>:** 4,551  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 50,965  
**Land Acres<sup>\*</sup>:** 1.1699  
**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:**  
ORIGINAL SITES LTD  
**Primary Owner Address:**  
PO BOX 3350  
GRAPEVINE, TX 76099-3350

**Deed Date:** 1/1/2002  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000

**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	\$1,070,058	\$509,650	\$1,579,708	\$1,579,708
2024	\$1,070,002	\$509,650	\$1,579,652	\$1,579,652
2023	\$1,001,115	\$509,650	\$1,510,765	\$1,510,765
2022	\$1,133,242	\$509,650	\$1,642,892	\$1,642,892
2021	\$785,701	\$509,650	\$1,295,351	\$1,295,351
2020	\$738,962	\$509,650	\$1,248,612	\$1,248,612

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.