



**Address:** [9800 S MAIN ST](#)  
**City:** KELLER  
**Georeference:** 22345H-A-5  
**Subdivision:** KELLER PLAZA ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.9163516567  
**Longitude:** -97.254539619  
**TAD Map:** 2072-452  
**MAPSCO:** TAR-023S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KELLER PLAZA ADDITION  
Block A Lot 5

**Jurisdictions:**

CITY OF KELLER (013)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** F1

**Year Built:** 2007

**Personal Property Account:** [13795783](#)

**Agent:** RYAN LLC (00320)

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

**Notice Value:** \$1,343,804

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

**Site Number:** 80869830

**Site Name:** ARBY'S

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

**Parcels:** 1

**Primary Building Name:** ARBY'S / 41229649

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 3,087

**Net Leasable Area**<sup>+++</sup>: 3,087

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 45,276

**Land Acres**<sup>\*</sup>: 1.0393

**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:**

WEST LINCOLN PROPERTIES LLC

**Primary Owner Address:**

525 W HILL ST  
HEBER CITY, UT 84032

**Deed Date:** 8/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222216720 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAC QSR LLC	12/21/2020	<a href="#">D220341345</a>		
LOCKE JOYCE;NOLAND JANET;THESER FRANK A;THESER ROBERT	10/7/2019	<a href="#">D219243758</a>		
THESER PARTNERS LTD	10/2/2007	<a href="#">D207353519</a>	0000000	0000000
RB KELLER 06 LP	1/12/2007	<a href="#">D207027958</a>	0000000	0000000
KELLER MONTICELLO PRTNRS LTD	1/1/2006	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 <sup>+</sup>
2025	\$664,664	\$679,140	\$1,343,804	\$1,343,804
2024	\$695,860	\$679,140	\$1,375,000	\$1,375,000
2023	\$695,860	\$679,140	\$1,375,000	\$1,375,000
2022	\$662,248	\$679,140	\$1,341,388	\$1,341,388
2021	\$597,776	\$679,140	\$1,276,916	\$1,276,916
2020	\$454,050	\$565,950	\$1,020,000	\$1,020,000

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.