



**Address:** [2760 W IH 20](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 32929F-A-3R  
**Subdivision:** PRAIRIE RIDGE CTR ADDN PH II  
**Neighborhood Code:** Food Service General

**Latitude:** 32.6778745589  
**Longitude:** -97.0506218063  
**TAD Map:** 2138-368  
**MAPSCO:** TAR-098Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PRAIRIE RIDGE CTR ADDN  
PH II Block A Lot 3R

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** F1

**Year Built:** 2001

**Personal Property Account:** [11145455](#)

**Agent:** RYAN LLC (00320)

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

**Notice Value:** \$3,464,569

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

**Site Number:** 80872128

**Site Name:** CHUCK E CHEESE PIZZA

**Site Class:** FSCafeteria - Food Service-Cafeteria

**Parcels:** 1

**Primary Building Name:** CHUCK E CHEESE PIZZA / 41358023

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 16,750

**Net Leasable Area<sup>+++</sup>:** 16,750

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 93,813

**Land Acres<sup>\*</sup>:** 2.1536

**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:**

NNN REIT INC

**Primary Owner Address:**

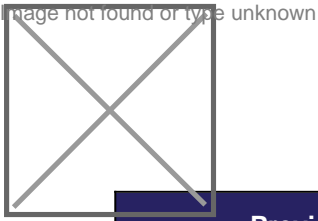
450 S ORANGE AVE SUITE 900  
ORLANDO, FL 32801

**Deed Date:** 5/1/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** NAMCHG42332336



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONAL RETAIL PROPERTIES LP	8/20/2014	<a href="#">D214188630</a>		
CEC ENTERTAINMENT INC	1/1/2007	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	\$2,478,925	\$985,644	\$3,464,569	\$3,120,000
2024	\$1,614,356	\$985,644	\$2,600,000	\$2,600,000
2023	\$1,261,356	\$985,644	\$2,247,000	\$2,247,000
2022	\$1,014,356	\$985,644	\$2,000,000	\$2,000,000
2021	\$1,014,356	\$985,644	\$2,000,000	\$2,000,000
2020	\$1,251,356	\$985,644	\$2,237,000	\$2,237,000

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.