



**Address:** [623 ALTA MERE DR](#)  
**City:** FORT WORTH  
**Georeference:** 46255M-2-2R1  
**Subdivision:** WESTOVER VILLAGE  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7510192676  
**Longitude:** -97.4316431098  
**TAD Map:** 2018-392  
**MAPSCO:** TAR-074B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTOVER VILLAGE Block 2  
Lot 2R1

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**Site Number:** 80878868  
**Site Name:** PANDA EXPRESS  
**Site Class:** FSFastFood - Food Service-Fast Food Restaurant

**Parcels:** 1  
**Primary Building Name:** PANDA EXPRESS / 41560922

**State Code:** F1

**Primary Building Type:** Commercial

**Year Built:** 2011

**Gross Building Area<sup>+++</sup>:** 2,660

**Personal Property Account:** [13709585](#)

**Net Leasable Area<sup>+++</sup>:** 2,660

**Agent:** OCONNOR & ASSOCIATES (00436)

**Percent Complete:** 100%

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

**Land Sqft<sup>\*</sup>:** 29,839

**Notice Value:** \$1,201,846

**Land Acres<sup>\*</sup>:** 0.6850

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

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

CFT NV DEVELOPMENTS LLC

**Deed Date:** 3/18/2015

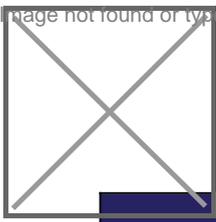
**Primary Owner Address:**

1683 WALNUT GROVE AVE  
ROSEMEAD, CA 91770

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217026658](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CFT DEVELOPMENTS LLC	9/2/2011	<a href="#">D211214641</a>	0000000	0000000
ARROWROCK WESTOVER VILLAGE LP	1/1/2011	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	\$634,905	\$566,941	\$1,201,846	\$1,201,846
2024	\$583,059	\$566,941	\$1,150,000	\$1,080,000
2023	\$333,059	\$566,941	\$900,000	\$900,000
2022	\$364,059	\$566,941	\$931,000	\$931,000
2021	\$373,059	\$566,941	\$940,000	\$940,000
2020	\$373,059	\$566,941	\$940,000	\$940,000

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.