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**Address:** [8301 BRENTWOOD STAIR RD](#)  
**City:** FORT WORTH  
**Georeference:** 40720K-1-1  
**Subdivision:** SUN ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7537256881  
**Longitude:** -97.1713067395  
**TAD Map:** 2096-392  
**MAPSCO:** TAR-081B



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

## PROPERTY DATA

**Legal Description:** SUN ADDITION Block 1 Lot 1  
PLAT D215157362

**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:** 800007781

**Site Name:** POPEYES

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

**Parcels:** 1

**Primary Building Name:** POPEYES / 42062819

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 2,700

**Net Leasable Area<sup>+++</sup>:** 2,700

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 29,393

**Land Acres<sup>\*</sup>:** 0.6750

**Pool:** N

**State Code:** F1

**Year Built:** 2016

**Personal Property Account:** [14376364](#)

**Agent:** RYAN LLC (00320)

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

**Notice Value:** \$1,240,515

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

<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:** [D221230575](#)

## 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	\$799,620	\$440,895	\$1,240,515	\$1,240,515
2024	\$759,105	\$440,895	\$1,200,000	\$1,200,000
2023	\$684,105	\$440,895	\$1,125,000	\$1,125,000
2022	\$644,158	\$440,895	\$1,085,053	\$1,085,053
2021	\$633,696	\$352,716	\$986,412	\$986,412
2020	\$649,632	\$352,716	\$1,002,348	\$1,002,348

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.