



Address: [3121 GOLDEN TRIANGLE BLVD](#)
City: FORT WORTH
Georeference: 26735-1-10R1
Subdivision: MORIAH AT TIMBERLAND ADDITION
Neighborhood Code: Food Service General

Latitude: 32.9338699082
Longitude: -97.3121421611
TAD Map: 2054-460
MAPSCO: TAR-021L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MORIAH AT TIMBERLAND
ADDITION Block 1 Lot 10R1 PLAT D217256565

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

Site Number: 800030096
Site Name: BURGER KING
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: BURGER KING / 42326298
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 2,770
Net Leasable Area⁺⁺⁺: 2,770
Percent Complete: 100%
Land Sqft^{*}: 42,907
Land Acres^{*}: 0.9850
Pool: N

State Code: F1
Year Built: 2018
Personal Property Account: [14651217](#)
Agent: RYAN LLC (00320)
Notice Sent Date: 5/1/2025
Notice Value: \$1,269,590
Protest Deadline Date: 5/31/2024

+++ Rounded.

* 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 II LLC
Primary Owner Address:
4515 LBJ FREEWAY
DALLAS, TX 75224

Deed Date: 7/14/2021
Deed Volume:
Deed Page:
Instrument: [D221208839](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIREBRAND PROPERTIES LP	2/14/2018	D218035688		



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 ⁺
2025	\$754,706	\$514,884	\$1,269,590	\$1,269,590
2024	\$985,116	\$514,884	\$1,500,000	\$1,500,000
2023	\$935,116	\$514,884	\$1,450,000	\$1,450,000
2022	\$862,116	\$514,884	\$1,377,000	\$1,377,000
2021	\$645,916	\$514,884	\$1,160,800	\$1,160,800
2020	\$365,116	\$514,884	\$880,000	\$880,000

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.