



Address: [100 EXPEDITION DR](#)
City: FORT WORTH
Georeference: 7474-2-1R1-2
Subdivision: CLIFFORD VILLAGE ADDITION
Neighborhood Code: Food Service General

Latitude: 32.7609042972
Longitude: -97.4828215062
TAD Map: 2000-396
MAPSCO: TAR-058Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CLIFFORD VILLAGE ADDITION
Block 2 Lot 1R1-2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

Site Number: 800051994
Site Name: WENDY'S
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: WENDY'S/42636092
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 2,053
Net Leasable Area⁺⁺⁺: 2,053
Percent Complete: 100%
Land Sqft^{*}: 67,512
Land Acres^{*}: 1.5500
Pool: N

State Code: F1

Year Built: 2021

Personal Property Account: [14821601](#)

Agent: CARLSON PROPERTY TAX LLC (05521)

Notice Sent Date: 4/15/2025

Notice Value: \$2,544,413

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:
SOUTHEAST RESTAURANT DEVELOPMENT - TB LLC
Primary Owner Address:
1201 CANAL ST SUITE C2
NEW ORLEANS, LA 70112

Deed Date: 9/1/2020
Deed Volume:
Deed Page:
Instrument: [D220219830](#)

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	\$924,125	\$1,620,288	\$2,544,413	\$1,800,000
2024	\$960,980	\$639,020	\$1,600,000	\$1,500,000
2023	\$565,348	\$684,652	\$1,250,000	\$1,250,000
2022	\$179,962	\$1,620,288	\$1,800,250	\$1,800,250
2021	\$0	\$950,000	\$950,000	\$950,000
0	\$0	\$0	\$0	\$0

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.