

LOCATION

Address: [5404 S COOPER ST](#)
City: ARLINGTON
Georeference: 40330--21R3
Subdivision: STEPHENS, WM ADDITION
Neighborhood Code: Food Service General

Latitude: 32.658853235
Longitude: -97.1351347153
TAD Map: 2108-360
MAPSCO: TAR-096X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STEPHENS, WM ADDITION Lot 21R3

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

State Code: F1

Year Built: 1988

Personal Property Account: [11253339](#)

Agent: SOUTHWEST PROPERTY TAX (00348)

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

Site Number: 80530869
Site Name: MCDONALDS
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: MC DONALDS / 06064639
Primary Building Type: Commercial
Gross Building Area+++: 5,592
Net Leasable Area+++: 5,592
Percent Complete: 100%
Land Sqft*: 39,814
Land Acres*: 0.9140
Pool: N

OWNER INFORMATION

Current Owner:
 MCDONALD'S CORP
Primary Owner Address:
 3409 DOTY LN
 ARLINGTON, TX 76001-5337

Deed Date: 1/12/1987
Deed Volume: 0008820
Deed Page: 0001765
Instrument: 00088200001765

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J C #1 JV	1/1/1987	00088200001748	0008820	0001748
CAMBRIDGE S COOPER JV ETAL	1/1/1986	00000000000000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$1,302,790	\$597,210	\$1,900,000	\$1,900,000
2023	\$1,292,790	\$597,210	\$1,890,000	\$1,890,000
2022	\$1,141,390	\$597,210	\$1,738,600	\$1,738,600
2021	\$1,232,044	\$557,396	\$1,789,440	\$1,789,440
2020	\$1,276,604	\$557,396	\$1,834,000	\$1,834,000

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.