



**Address:** [8657 N BEACH ST](#)  
**City:** FORT WORTH  
**Georeference:** 1869M-A-4R1  
**Subdivision:** BEACH-NORTH TARRANT TWO ADDN  
**Neighborhood Code:** Food Service General

**Latitude:** 32.8970838283  
**Longitude:** -97.2903133062  
**TAD Map:** 2060-444  
**MAPSCO:** TAR-036E



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

## PROPERTY DATA

**Legal Description:** BEACH-NORTH TARRANT TWO  
ADDN Block A Lot 4R1

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

**State Code:** F1

**Year Built:** 2008

**Personal Property Account:** [12708208](#)

**Agent:** RYAN LLC (00320)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 80873471

**Site Name:** CHICKEN EXPRESS

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

**Parcels:** 1

**Primary Building Name:** CHICKEN EXPRESS / 41385365

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 3,352

**Net Leasable Area<sup>+++</sup>:** 3,352

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 38,899

**Land Acres<sup>\*</sup>:** 0.8930

**Pool:** N

<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:**

S&J BRINGEDAHL ENTERPRISES LLC

**Primary Owner Address:**

3916 SUMMERHILL LN  
KELLER, TX 76244-4903

**Deed Date:** 5/5/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208168869](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEACH-NORTH TARRANT LTD	1/1/2008	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$770,737	\$777,980	\$1,548,717	\$1,548,717
2023	\$730,020	\$777,980	\$1,508,000	\$1,508,000
2022	\$657,020	\$777,980	\$1,435,000	\$1,435,000
2021	\$599,095	\$777,980	\$1,377,075	\$1,377,075
2020	\$672,020	\$777,980	\$1,450,000	\$1,450,000

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.