



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⁺⁺⁺: 3,352

Net Leasable Area⁺⁺⁺: 3,352

Percent Complete: 100%

Land Sqft^{*}: 38,899

Land Acres^{*}: 0.8930

Pool: N

+++ Rounded.

* 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	000000000000000	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	\$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.