



## LOCATION

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**Address:** [5900 S COOPER ST](#)  
**City:** ARLINGTON  
**Georeference:** 40330--44CR3  
**Subdivision:** STEPHENS, WM ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.6513096829  
**Longitude:** -97.1353277818  
**TAD Map:** 2108-356  
**MAPSCO:** TAR-110B



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** STEPHENS, WM ADDITION Lot 44CR3

**Jurisdictions:**

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

**State Code:** F1

**Year Built:** 1999

**Personal Property Account:** [13628844](#)

**Agent:** None

**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:** 800060927

**Site Name:** KENTUCKY FRIED CHICKEN

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

**Parcels:** 1

**Primary Building Name:** KFC / 42611821

**Primary Building Type:** Commercial

**Gross Building Area+++:** 3,118

**Net Leasable Area+++:** 2,646

**Percent Complete:** 100%

**Land Sqft\*:** 27,660

**Land Acres\*:** 0.6350

**Pool:** N

## OWNER INFORMATION

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**Current Owner:**

EXALTATION LLC

**Primary Owner Address:**

13881 MYATT AVE  
FRISCO, TX 75035

**Deed Date:** 6/15/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220139154](#)

## VALUES

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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	\$564,363	\$331,927	\$896,290	\$896,290
2023	\$601,650	\$331,927	\$933,577	\$933,577
2022	\$392,812	\$331,927	\$724,739	\$724,739
2021	\$331,974	\$276,606	\$608,580	\$608,580
2020	\$331,974	\$276,606	\$608,580	\$608,580

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

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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.