



**Address:** [2163 W SEMINARY DR](#)  
**City:** FORT WORTH  
**Georeference:** 8740-5-G  
**Subdivision:** CRESTLAND SECOND FILING ADDN  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.6842543088  
**Longitude:** -97.3515186345  
**TAD Map:** 2042-368  
**MAPSCO:** TAR-090K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CRESTLAND SECOND FILING  
ADDN Block 5 Lot G-H

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**Site Number:** 80051073

**Site Name:** Shopping Center

**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center

**Parcels:** 1

**Primary Building Name:** Shopping Center / 00655384

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 6,215

**Net Leasable Area**<sup>+++</sup>: 6,215

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 15,904

**Land Acres**<sup>\*</sup>: 0.3651

**Pool:** N

**State Code:** F1

**Year Built:** 1965

**Personal Property Account:** Multi

**Agent:** ODAY HARRISON GRANT INC (000025)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$647,479

**Protest Deadline Date:** 6/17/2024

<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:**

IVELINE LLC

**Primary Owner Address:**

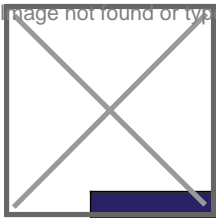
5233 RUTLAND AVE  
FORT WORTH, TX 76133

**Deed Date:** 11/5/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218248045](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATERS ALICE N;WATERS STEVEN D	7/29/1994	00116750002360	0011675	0002360
GREENBERG DAVID N	11/18/1985	00083740000454	0008374	0000454
WOODS WOODIE W	12/31/1900	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	\$481,282	\$166,197	\$647,479	\$647,479
2024	\$413,803	\$166,197	\$580,000	\$580,000
2023	\$373,803	\$166,197	\$540,000	\$540,000
2022	\$334,803	\$166,197	\$501,000	\$501,000
2021	\$318,503	\$166,197	\$484,700	\$484,700
2020	\$353,803	\$166,197	\$520,000	\$520,000

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.