



Address: [2720 MERIDA AVE](#)
City: FORT WORTH
Georeference: 14810-10-6
Subdivision: FRISCO HEIGHTS ADDITION
Neighborhood Code: APT-Southwest Fort Worth (Bryant Irvin/Hulen)

Latitude: 32.7119475681
Longitude: -97.3554131792
TAD Map: 2042-380
MAPSCO: TAR-076T



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

PROPERTY DATA

Legal Description: FRISCO HEIGHTS ADDITION
Block 10 Lot 6

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)

State Code: BC

Year Built: 2012

Personal Property Account: N/A

Agent: RANGER TAX CONSULTING (12212)

Notice Sent Date: 4/15/2025

Notice Value: \$1,142,690

Protest Deadline Date: 5/31/2024

Site Number: 80882253

Site Name: VILLAGE EAST APARTMENTS

Site Class: Dorm - Apartment-Dormitory/Student Housing

Parcels: 16

Primary Building Name: 2816 SANDAGE / 01023489

Primary Building Type: Multi-Family

Gross Building Area⁺⁺⁺: 3,940

Net Leasable Area⁺⁺⁺: 3,748

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

VILLAGE EAST STUDENT HOUSING LLC
NPRC INVESTMENTS LLC

Primary Owner Address:

1421 OREAD WEST ST STE B
LAWRENCE, KS 66044

Deed Date: 8/30/2024

Deed Volume:

Deed Page:

Instrument: [D224155930](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NPRC INVESTMENTS LLC;SAVANNAH REALVEST LLC;VILLAGE EAST STUDENT HOUSING LLC	8/28/2024	D224155825		
NPRC INVESTMENTS LLC;VILLAGE EAST STUDENT HOUSING LLC	6/29/2024	D224115048		
MCVAY DRILLING CO;VILLAGE EAST STUDENT HOUSING LLC	6/28/2024	D224115047		
VILLAGE EAST STUDENT HOUSING LLC	11/9/2016	D216265655		
MERIDA AVENUE LLC	6/26/2013	D213169161	0000000	0000000
REECE JAN K	1/3/2001	00146780000267	0014678	0000267
RAY LUCY I	4/17/1998	00131780000231	0013178	0000231
DURHAM INEZ	4/12/1991	00000000000000	0000000	0000000
DURHAM FLOYD W SR;DURHAM INEZ	12/31/1900	00041330000400	0004133	0000400

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	\$1,059,878	\$82,812	\$1,142,690	\$642,174
2024	\$452,333	\$82,812	\$535,145	\$535,145
2023	\$452,333	\$82,812	\$535,145	\$535,145
2022	\$466,520	\$82,812	\$549,332	\$549,332
2021	\$445,392	\$82,812	\$528,204	\$528,204
2020	\$445,392	\$82,812	\$528,204	\$528,204

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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Tarrant Appraisal District Property Information | PDF

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.