



Address: [2821 SANDAGE AVE](#)
City: FORT WORTH
Georeference: 14810-15-13
Subdivision: FRISCO HEIGHTS ADDITION
Neighborhood Code: APT-Southwest Fort Worth (Bryant Irvin/Hulen)

Latitude: 32.7106118761
Longitude: -97.3538639038
TAD Map: 2042-376
MAPSCO: TAR-076X



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

PROPERTY DATA

Legal Description: FRISCO HEIGHTS ADDITION
Block 15 Lot 13 THRU 16

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: \$5,743,940

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⁺⁺⁺: 19,268

Net Leasable Area⁺⁺⁺: 18,840

Percent Complete: 100%

Land Sqft^{*}: 24,986

Land Acres^{*}: 0.5736

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	D216265656		
SANDAGE EAST LLC	11/21/2012	D212287730	0000000	0000000
SANDAGE DEVELOPMENT PRTNS LLC	1/8/2008	D208014628	0000000	0000000
FAMILY TRUST THE	1/26/1993	00109940000647	0010994	0000647
MIMS GEORGIA M	1/3/1978	00063940000965	0006394	0000965

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	\$5,412,876	\$331,064	\$5,743,940	\$3,228,001
2024	\$2,358,937	\$331,064	\$2,690,001	\$2,690,001
2023	\$2,358,937	\$331,064	\$2,690,001	\$2,690,001
2022	\$2,355,369	\$331,064	\$2,686,433	\$2,686,433
2021	\$2,252,045	\$331,064	\$2,583,109	\$2,583,109
2020	\$2,252,045	\$331,064	\$2,583,109	\$2,583,109

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

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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.