# Tarrant Appraisal District Property Information | PDF Account Number: 01467425

Latitude: 32.8255693643 Longitude: -97.1585402589 TAD Map: 2102-420 MAPSCO: TAR-053R



City: Georeference: 21900-5-12R Subdivision: JOINER ACRES ADDITION Neighborhood Code: 3B030A

type unknown

ge not round or

LOCATION

GoogletMapd or type unknown

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

# PROPERTY DATA

Legal Description: JOINER ACRES ADDITIONBlock 5 Lot 12RJurisdictions:Site NuCITY OF BEDFORD (002)Site NaTARRANT COUNTY (220)Site ClaTARRANT COUNTY HOSPITAL (224)ParcelsTARRANT COUNTY COLLEGE (225)ParcelsHURST-EULESS-BEDFORD ISD (916)ApproxState Code: APercentYear Built: 1958Land SePersonal Property Account: N/ALand AcAgent: RESOLUTE PROPERTY TAX SOLUTION (9608/8)Notice Sent Date: 4/15/2025Notice Value: \$188,932Protest Deadline Date: 5/24/2024

Site Number: 01467425 Site Name: JOINER ACRES ADDITION Block 5 Lot 12R Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,866 Percent Complete: 100% Land Sqft<sup>\*</sup>: 9,959 Land Acres<sup>\*</sup>: 0.2286

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

Current Owner: WAYSTAR HOLDINGS LLC

Primary Owner Address: 1900 EX ETER RD #210 GERMANTOWN, TN 38138 Deed Date: 12/19/2024 Deed Volume: Deed Page: Instrument: D224233791

| Previous Owners                                  | Date       | Instrument        | Deed<br>Volume | Deed<br>Page |
|--|------------|-------------------|----------------|--------------|
| REI NATION LLC                                   | 6/12/2024  | D224103377        |                |              |
| JONES DEBRA ANN                                  | 6/11/2024  | D224103376        |                |              |
| JONES DEBRA ANN                                  | 1/2/2022   | D224103375        |                |              |
| CLARK DAVID R;CLARK RICHARD A;JONES<br>DEBRA ANN | 10/17/2017 | <u>D224103375</u> |                |              |
| CLARK BETTY JO EST                               | 7/17/2010  | D210253530        | 0000000        | 0000000      |
| CLARK RICHARD D EST                              | 12/31/1900 | 000000000000000   | 000000         | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised |
|------|--------------------|-------------|--------------|-----------------|
| 2025 | \$125,000          | \$60,000    | \$185,000    | \$185,000       |
| 2024 | \$67,898           | \$19,998    | \$87,896     | \$87,896        |
| 2023 | \$65,448           | \$14,998    | \$80,446     | \$80,446        |
| 2022 | \$63,716           | \$14,998    | \$78,714     | \$78,714        |
| 2021 | \$156,112          | \$45,000    | \$201,112    | \$201,112       |
| 2020 | \$130,997          | \$45,000    | \$175,997    | \$133,511       |

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.