



**Address:** [416 RAND ST](#)

**City:** FORT WORTH

**Georeference:** 24000-1-3

**Subdivision:** LIMBAUGH SUBDIVISION

**Neighborhood Code:** RET-Southeast Fort Worth/Everman/Forest Hill General

**Latitude:** 32.7388976429

**Longitude:** -97.2580756995

**TAD Map:** 2072-388

**MAPSCO:** TAR-079E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LIMBAUGH SUBDIVISION Block  
1 Lot 3

**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:** C2C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 80139523

**Site Name:** VACANT LAND-COMMERCIAL

**Site Class:** ExCommOther - Exempt-Commercial Other

**Parcels:** 5

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 8,668

**Land Acres<sup>\*</sup>:** 0.1989

**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:**

TRINITY BASIN PREPARATORY INC

**Primary Owner Address:**

2730 N STATE HIGHWAY 360  
GRAND PRAIRIE, TX 75050-6409

**Deed Date:** 11/9/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217133022-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANT RESOURCE EDUC CTR INC	12/19/2007	<a href="#">D216265215-CWD</a>	0	0
CHARITY CHURCH	9/7/2006	<a href="#">D206287925</a>	0000000	0000000
TARRANT RESOURCE EDUC CTR INC	6/6/2006	<a href="#">D206174874</a>	0000000	0000000
SAGAMORE HILL BAPTIST CH INC	12/31/1900	000000000000000	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	\$18,510	\$34,814	\$53,324	\$20,827
2024	\$8,688	\$8,668	\$17,356	\$17,356
2023	\$8,688	\$8,668	\$17,356	\$17,356
2022	\$8,688	\$8,668	\$17,356	\$17,356
2021	\$3,600	\$8,668	\$12,268	\$12,268
2020	\$3,600	\$8,668	\$12,268	\$12,268

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

- PRIVATE SCHOOLS 11.21

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.