

**Tarrant Appraisal District** Property Information | PDF

Account Number: 03786617

Address: 1309 ALEMEDA ST

City: FORT WORTH

Georeference: A 219-1D11

Subdivision: BBB & C RY SURVEY Neighborhood Code: 2W300V

Geoglet Mapd or type unknown

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

# Latitude: 32.746395077 Longitude: -97.4866768748 **TAD Map:** 2000-392 MAPSCO: TAR-072D



### PROPERTY DATA

Legal Description: BBB & C RY SURVEY Abstract A

219 Tract 1D11

Jurisdictions:

CITY OF FORT WORTH (026) **TARRANT COUNTY (220)** 

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) WHITE SETTLEMENT ISD (920)

State Code: C1 Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 8/19/2024

Site Number: 800029040

Site Name: A 219 BBB & C RY SURVEY 1D11 Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size+++: 0 Percent Complete: 0% Land Sqft\*: 55,756 Land Acres\*: 1.2800

Pool: N

+++ Rounded.

#### OWNER INFORMATION

**Current Owner: Deed Date: 6/5/2023** 

HIGHLANDS AT CHAPEL CREEK HOMEOWNERS ASSOCIATION THE Deed Volume: **Primary Owner Address: Deed Page:** 

6751 NORTH FREEWAY Instrument: D223098730 FORT WORTH, TX 76131

07-13-2025 Page 1

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



| Previous Owners                | Date       | Instrument     | Deed Volume | Deed Page |
|--------------------------------|------------|----------------|-------------|-----------|
| 820 30 INTERCHANGE II LLC      | 1/6/2021   | D221003235     |             |           |
| 820/30 INTERCHANGE LTD         | 12/15/2004 | D204389104     | 0000000     | 0000000   |
| WESTERN UNITED LIFE ASSUR CO   | 6/1/2004   | D204339670     | 0000000     | 0000000   |
| RIVER VALLEY ASSOCIATES LLC    | 4/23/2003  | 00166310000203 | 0016631     | 0000203   |
| ENGLAND'S TEA & COFFEE EXCHG   | 2/2/2000   | 00130440000395 | 0013044     | 0000395   |
| ENGLANDS TEA & COFFEE EXCHANGE | 1/15/1998  | 00130440000395 | 0013044     | 0000395   |
| GLOBAL UNIVERSAL INC           | 2/21/1997  | 00126840001376 | 0012684     | 0001376   |
| RADS CORP                      | 2/11/1994  | 00114920001153 | 0011492     | 0001153   |
| CAPITALIZATION SPECIALIST INC  | 2/2/1993   | 00109420001080 | 0010942     | 0001080   |
| CAPITAL CONCEPTS PROP #83      | 5/30/1983  | 00075210000680 | 0007521     | 0000680   |
| COLONIAL SOUTHERN IN           | 5/4/1983   | 00075210000563 | 0007521     | 0000563   |

## **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.

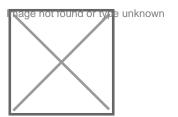
| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$57,600    | \$57,600     | \$57,600         |
| 2024 | \$0                | \$57,600    | \$57,600     | \$57,600         |
| 2023 | \$0                | \$57,600    | \$57,600     | \$101            |
| 2022 | \$0                | \$57,600    | \$57,600     | \$104            |
| 2021 | \$0                | \$57,600    | \$57,600     | \$106            |
| 2020 | \$0                | \$235,800   | \$235,800    | \$461            |

Pending indicates that the property record has not yet been completed for the indicated tax year.

### **EXEMPTIONS / SPECIAL APPRAISAL**

07-13-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

07-13-2025 Page 3