

Tarrant Appraisal District

Property Information | PDF Account Number: 03860469

Address: 1719 E CONTINENTAL BLVD Latitude: 32.9225716375

City: SOUTHLAKE

Ceoreference: A 438-1A

Longitude: -97.1240647344

TAD Map: 2114-456

Subdivision: DECKER, HARRISON SURVEY

Neighborhood Code: 3S030A

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

## **PROPERTY DATA**

Legal Description: DECKER, HARRISON SURVEY

Abstract 438 Tract 1A HOMESITE

Jurisdictions: Site Number: 03860469
CITY OF SOUTHLAKE (022)

TARRANT COUNTY (220) Site Name: DECKER, HARRISON SURVEY-1A-01

MAPSCO: TAR-026U

TARRANT COUNTY HOSPITAL (224) Site Class: C1 - Residential - Vacant Land

TARRANT COUNTY COLLEGE (225) Parcels: 1

CARROLL ISD (919)

State Code: C1

Percent Complete: 0%

Year Built: 0

Land Sqft\*: 21,780

Personal Property Account: N/A

Land Acres\*: 0.5000

Agent: SOUTHLAND PROPERTY TAX CONSULTANT SPING: (NO344)

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

Current Owner: Deed Date: 8/14/2020

WRIGHT BRUMLOW EAST RE LLC

Primary Owner Address:

Deed Volume:

Deed Page:

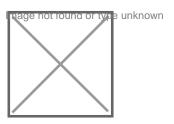
601 W WALL ST

GRAPEVINE, TX 76051 Instrument: <u>D220237772</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WRIGHT BELLA C	11/1/2018	D218281862		
WRIGHT JOE L	9/1/1983	00076070001178	0007607	0001178
EMERY C F;EMERY LOUISE	12/31/1900	00068200000510	0006820	0000510

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



**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	\$356,250	\$356,250	\$356,250
2024	\$178,750	\$356,250	\$535,000	\$420,995
2023	\$1,000	\$349,829	\$350,829	\$350,829
2022	\$85,265	\$237,500	\$322,765	\$322,765
2021	\$44,418	\$237,500	\$281,918	\$281,918
2020	\$1,000	\$173,029	\$174,029	\$174,029

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

## **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.

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