



Address: [9851 BOAT CLUB RD](#)
City: TARRANT COUNTY
Georeference: A 564-1
Subdivision: GARCIA, MARTIN SURVEY
Neighborhood Code: Utility General

Latitude: 32.9047766424
Longitude: -97.4741689758
TAD Map: 2006-448
MAPSCO: TAR-031A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GARCIA, MARTIN SURVEY
Abstract 564 Tract 1

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: F2
Year Built: 0
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$243,628
Protest Deadline Date: 5/31/2024

Site Number: 80844723
Site Name: TXU GENERATION CO-EAGLE MT. POWER PLANT
Site Class: UtilityElec - Utility-Electric
Parcels: 4
Primary Building Name:
Primary Building Type:
Gross Building Area+++ : 0
Net Leasable Area+++ : 0
Percent Complete: 0%
Land Sqft* : 1,845,637
Land Acres* : 42.3700
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:
LUMINANT GENERATION COMPANY LLC

Primary Owner Address:
1601 BRYAN ST
DALLAS, TX 75201

Deed Date: 10/8/2007
Deed Volume:
Deed Page:
Instrument: [D216218997](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TXU GENERATION CO LP	12/14/2001	00153420000160	0015342	0000160
TXU ELECTRIC DELIVERY CO	5/9/2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12/31/1900	00000000000000	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 ⁺
2025	\$0	\$243,628	\$243,628	\$243,628
2024	\$0	\$243,628	\$243,628	\$243,628
2023	\$0	\$243,628	\$243,628	\$243,628
2022	\$0	\$243,628	\$243,628	\$243,628
2021	\$0	\$243,628	\$243,628	\$243,628
2020	\$0	\$243,628	\$243,628	\$243,628

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.