



**Address:** [2760 PEDEN RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A1110-2B01A  
**Subdivision:** M E P & P R R CO SURVEY  
**Neighborhood Code:** Vacant Unplatted

**Latitude:** 32.9376023545  
**Longitude:** -97.4207475046  
**TAD Map:** 2024-460  
**MAPSCO:** TAR-018L



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** M E P & P R R CO SURVEY  
Abstract 1110 Tract 2B1A & A1138 TR 3A

**Jurisdictions:**  
TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** EC  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** RYAN LLC (00320)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$29,312  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80313655  
**Site Name:** 80313655  
**Site Class:** LandVacantComm - Vacant Land -Commercial  
**Parcels:** 1  
**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>:** 97,705  
**Land Acres<sup>\*</sup>:** 2.2430  
**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:**  
TRINITRAIL MAINTENANCE SER INC  
**Primary Owner Address:**  
PO BOX 35721  
DALLAS, TX 75235-0721

**Deed Date:** 12/6/2013  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D214005157](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINITY RAILCAR REPAIR INC	11/30/2001	00153390000083	0015339	0000083
TRINITY IND REAL PROP INC	4/21/1998	00132050000188	0013205	0000188
TEXAS UTILITIES ELECTRIC CO	7/3/1953	00025870000059	0002587	0000059

## 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	\$0	\$29,312	\$29,312	\$29,312
2024	\$0	\$29,312	\$29,312	\$29,312
2023	\$0	\$29,312	\$29,312	\$29,312
2022	\$0	\$29,312	\$29,312	\$29,312
2021	\$0	\$29,312	\$29,312	\$29,312
2020	\$0	\$29,312	\$29,312	\$29,312

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.