



**Address:** [825 BLUE MOUND RD W](#)  
**City:** FORT WORTH  
**Georeference:** A1268-3  
**Subdivision:** RIGHLY, JAMES SURVEY  
**Neighborhood Code:** 2Z201C

**Latitude:** 32.9500201246  
**Longitude:** -97.3760365015  
**TAD Map:** 2036-464  
**MAPSCO:** TAR-019D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIGHLY, JAMES SURVEY  
Abstract 1268 Tract 3A

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**Site Number:** 80314457

**Site Name:** M E P & P RR CO SURVEY #13 Abstract 1129 Tract 1A

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 0

**State Code:** C1

**Percent Complete:** 0%

**Year Built:** 0

**Land Sqft<sup>\*</sup>:** 1,075,496

**Personal Property Account:** N/A

**Land Acres<sup>\*</sup>:** 24.6900

**Agent:** GEORGE MCELROY & ASSOCIATES, INC (00030)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$649,958

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

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

TPHMI DFW 4047 LLC

**Primary Owner Address:**

6201 W PLANO PKWY SUITE 150  
PLANO, TX 75093

**Deed Date:** 12/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221367748](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LA PRELLE CHARLES PHILIPPE TRUST;LA PRELLE FRANCESCA TRUST;LA PRELLE LISE REGINA TRUST	1/31/2018	<a href="#">D218038450</a>		
LA PRELLE ALICE TRUST THE;LA PRELLE CHARLES PHILIPPE TRUST;LA PRELLE LISE REGINA TRUST	1/30/2018	<a href="#">D218038449</a>		
LA PRELLE ALICE TRUST THE;LA PRELLE LISE REGINA TRUST	1/29/2018	<a href="#">D218038448</a>		
LA PRELLE ALICE TRUST THE	11/18/2015	<a href="#">D215263365</a>		
KING REGINA N TR #764	12/31/1900	0000000000000000	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	\$0	\$649,958	\$649,958	\$649,958
2024	\$0	\$577,079	\$577,079	\$577,079
2023	\$0	\$1,011,830	\$1,011,830	\$1,011,830
2022	\$0	\$1,301,830	\$1,301,830	\$1,301,830
2021	\$0	\$1,301,830	\$1,301,830	\$7,083
2020	\$0	\$1,301,830	\$1,301,830	\$6,977

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.