



Address: [BOAT CLUB RD](#)
City: FORT WORTH
Georeference: A1486-2
Subdivision: SIMMONS, J H SURVEY
Neighborhood Code: 2N300C

Latitude: 32.8968203515
Longitude: -97.4283101933
TAD Map: 2018-444
MAPSCO: TAR-032B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SIMMONS, J H SURVEY
Abstract 1486 Tract 2

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: SMITH & DOUGLAS INC (10006)

Notice Sent Date: 4/15/2025

Notice Value: \$613,370

Protest Deadline Date: 5/24/2024

Site Number: 80621066
Site Name: 80621066
Site Class: C1 - Residential - Vacant Land
Parcels: 3
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 1,365,039
Land Acres^{*}: 31.3370
Pool: N

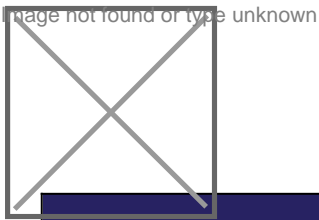
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
KLLB AIV LLC
Primary Owner Address:
111 W 33RD ST SUITE 1910
NEW YORK, NY 10120

Deed Date: 2/22/2022
Deed Volume:
Deed Page:
Instrument: [D222052099](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	12/9/2021	D221360281		
BOA SORTE LTD PRTNSHP ETAL	7/25/2012	D212191045	0000000	0000000
BOA SORTE LP ETAL	2/25/2005	D205064579	0000000	0000000
PENDEV COMPANY INC	12/19/2001	D201315595	0000000	0000000
PENDER CORP HUDSON & HUDSON	12/31/1900	000000000000000	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	\$613,370	\$613,370	\$584,825
2024	\$0	\$613,370	\$613,370	\$487,354
2023	\$0	\$406,128	\$406,128	\$406,128
2022	\$0	\$409,281	\$409,281	\$409,281
2021	\$0	\$573,934	\$573,934	\$2,601
2020	\$0	\$613,370	\$613,370	\$2,758

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.