



Address: [425 WESTPARK WAY](#)
City: EULESS
Georeference: 46270-1-2AR1
Subdivision: WESTPARK MEDICAL PLAZA ADDN
Neighborhood Code: MED-HEB Hospital District

Latitude: 32.8326855579
Longitude: -97.1193681607
TAD Map: 2114-424
MAPSCO: TAR-054M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTPARK MEDICAL PLAZA
ADDN Block 1 Lot 2AR1

Jurisdictions:
CITY OF EULESS (025)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)
State Code: F1
Year Built: 1982
Personal Property Account: Multi
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$1,532,897
Protest Deadline Date: 5/31/2024

Site Number: 80428142
Site Name: ORTHOPEDIC SPORTS MED. CLINIC
Site Class: MEDOff - Medical-Office
Parcels: 1
Primary Building Name: 425 WESTPARK WAY / 04853873
Primary Building Type: Commercial
Gross Building Area+++ : 7,750
Net Leasable Area+++ : 7,750
Percent Complete: 100%
Land Sqft* : 36,721
Land Acres* : 0.8429
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:
PERFECT ONE LLC
Primary Owner Address:
709 SARATOGA DR
SOUTHLAKE, TX 76092

Deed Date: 1/13/2022
Deed Volume:
Deed Page:
Instrument: [D222013159](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|------------|----------------------------|-------------|-----------|
| TANVI HOLDINGS LLC | 8/16/2013 | D213219107 | 0000000 | 0000000 |
| BAPTIST FOUNDATION OF TEXAS | 3/22/2012 | D212076819 | 0000000 | 0000000 |
| RK & JF YAMAMOTO REV LVG TRS | 8/7/1991 | 00103970000642 | 0010397 | 0000642 |
| YAMAMOTO RONALD K | 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 | \$1,340,112 | \$192,785 | \$1,532,897 | \$987,083 |
| 2024 | \$629,784 | \$192,785 | \$822,569 | \$822,569 |
| 2023 | \$537,215 | \$192,785 | \$730,000 | \$730,000 |
| 2022 | \$537,215 | \$192,785 | \$730,000 | \$730,000 |
| 2021 | \$352,215 | \$192,785 | \$545,000 | \$545,000 |
| 2020 | \$367,215 | \$192,785 | \$560,000 | \$560,000 |

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.