



**Address:** [1045 RM RD 2871](#)  
**City:** TARRANT COUNTY  
**Georeference:** A 493-1E  
**Subdivision:** ELLIOTT, JAMES F SURVEY  
**Neighborhood Code:** 4A100B

**Latitude:** 32.6996195136  
**Longitude:** -97.4886707995  
**TAD Map:** 2000-372  
**MAPSCO:** TAR-086C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ELLIOTT, JAMES F SURVEY  
Abstract 493 Tract 1E & 2P & ABST 623 TR 1E

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** D1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (98344)

**Protest Deadline Date:** 8/16/2024

**Site Number:** 80282709

**Site Name:** 80282709

**Site Class:** ResAg - Residential - Agricultural

**Parcels:** 2

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

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 4,424,171

**Land Acres<sup>\*</sup>:** 101.5650

<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:**

H V LUDIE T PARTNERSHIP LTD

**Primary Owner Address:**

3624 W VICKERY BLVD  
FORT WORTH, TX 76107-5620

**Deed Date:** 11/8/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207134958](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON MATTHEW L	2/6/2006	<a href="#">D206040302</a>	0000000	0000000
JOHNSON MATTHEW L	9/15/1994	00117320000410	0011732	0000410
JOHNSON HAROLD V III	6/30/1994	00116910000908	0011691	0000908
JOHNSON H V EST III	2/4/1985	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$0	\$1,040,955	\$1,040,955	\$7,516
2023	\$0	\$1,040,955	\$1,040,955	\$8,024
2022	\$0	\$1,040,955	\$1,040,955	\$8,227
2021	\$0	\$1,040,955	\$1,040,955	\$8,430
2020	\$0	\$1,040,955	\$1,040,955	\$9,344

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

- AGRICULTURAL 1D1 23.51

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.