



Address: [2839 MERIDA AVE](#)
City: FORT WORTH
Georeference: 33040-2-1R
Subdivision: PROSPECT HEIGHTS ADDITION
Neighborhood Code: APT-Southwest Fort Worth (Bryant Irvin/Hulen)

Latitude: 32.7098123461
Longitude: -97.3548084961
TAD Map: 2042-376
MAPSCO: TAR-076X



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

PROPERTY DATA

Legal Description: PROSPECT HEIGHTS
ADDITION Block 2 Lot 1R

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: BC
Year Built: 2012
Personal Property Account: N/A
Agent: RANGER TAX CONSULTING (12212)
Notice Sent Date: 4/15/2025
Notice Value: \$4,152,466
Protest Deadline Date: 5/31/2024

Site Number: 80882253
Site Name: VILLAGE EAST APARTMENTS
Site Class: Dorm - Apartment-Dormitory/Student Housing
Parcels: 16
Primary Building Name: 2816 SANDAGE / 01023489
Primary Building Type: Multi-Family
Gross Building Area⁺⁺⁺: 14,940
Net Leasable Area⁺⁺⁺: 13,620
Percent Complete: 100%
Land Sqft^{*}: 12,800
Land Acres^{*}: 0.2938
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:
VILLAGE EAST STUDENT HOUSING LLC
NPRC INVESTMENTS LLC
Primary Owner Address:
1421 OREAD WEST ST STE B
LAWRENCE, KS 66044

Deed Date: 8/30/2024
Deed Volume:
Deed Page:
Instrument: [D224155930](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NPRC INVESTMENTS LLC;SAVANNAH REALVEST LLC;VILLAGE EAST STUDENT HOUSING LLC	8/28/2024	D224155825		
NPRC INVESTMENTS LLC;VILLAGE EAST STUDENT HOUSING LLC	6/29/2024	D224115048		
MCVAY DRILLING CO;VILLAGE EAST STUDENT HOUSING LLC	6/28/2024	D224115047		
VILLAGE EAST STUDENT HOUSING LLC	11/9/2016	D216265655		
MERIDA AVENUE LLC	6/27/2013	D213169162	0000000	0000000
CORNELIUS JEANIE E	5/17/2006	D206152213	0000000	0000000
BALCH DAVID LEE	7/11/1991	00103930001375	0010393	0001375
BALCH DAVID L;BALCH SYLVIA C	5/4/1984	00076790001858	0007679	0001858

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	\$3,982,866	\$169,600	\$4,152,466	\$2,333,618
2024	\$1,775,082	\$169,600	\$1,944,682	\$1,944,682
2023	\$1,775,082	\$169,600	\$1,944,682	\$1,944,682
2022	\$1,467,943	\$169,600	\$1,637,543	\$1,637,543
2021	\$1,436,655	\$169,600	\$1,606,255	\$1,606,255
2020	\$1,436,655	\$169,600	\$1,606,255	\$1,606,255

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

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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.