



Latitude: 32.8624828285

Longitude: -97.465376449

TAD Map: 2006-432

MAPSCO: TAR-031X



City:

Georeference: A 901-1A

Subdivision: KUYKENDALL, CATHERINE A SURVEY

Neighborhood Code: WH-Northwest Tarrant County General

Google Map: Image not found or type unknown

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

PROPERTY DATA

Legal Description: KUYKENDALL, CATHERINE A
SURVEY Abstract 901 Tract 1A WATER BOUNDARY
SPLIT

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: EC

Year Built: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2024

Notice Value: \$199,625

Protest Deadline Date: 5/31/2024

Site Number: 800041662

Site Name: Vacant Land

Site Class: InterimUseComm - Interim Use-Commercial

Parcels: 3

Primary Building Name: HOUSE / 05679354

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 1,185

Net Leasable Area⁺⁺⁺: 1,185

Percent Complete: 100%

Land Sqft^{*}: 283,750

Land Acres^{*}: 6.5140

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:

CUMMINGS INVESTMENT PROPERTIES LLC

Primary Owner Address:

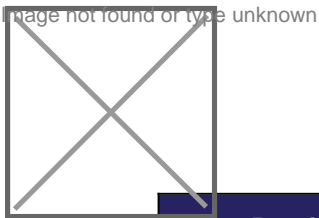
7701 NINE MILE BRIDGE RD
FORT WORTH, TX 76135

Deed Date: 10/22/2019

Deed Volume:

Deed Page:

Instrument: [D219244629](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WREN ESTELLE VIVIAN	3/29/2018	2018-PR01174-1		
VANCE ROBERT ANDERSON	8/2/1995	00120620001023	0012062	0001023
VANCE JOHN C	1/1/1901	00048780000827	0004878	0000827

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	\$0	\$0	\$0
2023	\$1,000	\$198,625	\$199,625	\$199,625
2022	\$1,000	\$198,625	\$199,625	\$199,625
2021	\$1,000	\$198,625	\$199,625	\$199,625
2020	\$1,000	\$194,903	\$195,903	\$195,903
0	\$0	\$0	\$0	\$0

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.