



**Address:** [821 ROUNDTREE LN](#)  
**City:** CROWLEY  
**Georeference:** A 287-1AA  
**Subdivision:** CLICK, JOHN SURVEY  
**Neighborhood Code:** 4B030H

**Latitude:** 32.5845400428  
**Longitude:** -97.372599341  
**TAD Map:** 2036-332  
**MAPSCO:** TAR-117H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CLICK, JOHN SURVEY Abstract  
287 Tract 1AA

**Jurisdictions:**

CITY OF CROWLEY (006)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KARIS MUNICIPAL MGMT DIST (421)  
CROWLEY ISD (912)

**State Code:** D1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320)

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

**Site Number:** 80466389

**Site Name:** CLICK, JOHN SURVEY 287 1AA

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

**Parcels:** 1

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

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 989,160

**Land Acres<sup>\*</sup>:** 22.7080

**Pool:** N

<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:**

CH TNC KARIS INVESTMENTS LLC

**Primary Owner Address:**

2201 E LAMAR BLVD STE 115  
ARLINGTON, TX 76006

**Deed Date:** 3/26/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221088923](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYWC LLC	12/27/2012	<a href="#">D212320034</a>	0000000	0000000
LAGUNA POINT LTD	4/28/2004	<a href="#">D204203878</a>	0000000	0000000
WHITE LARRY TR ETAL	10/9/1986	00089040000324	0008904	0000324
MOATES GARY M	10/9/1985	00083370002269	0008337	0002269
BOSEWELL JOHN PORTER	1/1/1985	00083370002269	0008337	0002269

## 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	\$1,021,860	\$1,021,860	\$1,680
2023	\$0	\$1,021,860	\$1,021,860	\$1,794
2022	\$0	\$213,540	\$213,540	\$1,839
2021	\$0	\$213,540	\$213,540	\$1,885
2020	\$0	\$213,540	\$213,540	\$2,089

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.