



Address: [945 DAVIS BLVD](#)
City: SOUTHLAKE
Georeference: 28350-C-1
Subdivision: NORTH DAVIS BUSINESS PARK
Neighborhood Code: Auto Care General

Latitude: 32.9286210229
Longitude: -97.1855072478
TAD Map: 2096-456
MAPSCO: TAR-025N



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

PROPERTY DATA

Legal Description: NORTH DAVIS BUSINESS
PARK Block C Lot 1

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: F1

Year Built: 2002

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Notice Sent Date: 4/15/2025

Notice Value: \$1,188,720

Protest Deadline Date: 5/31/2024

Site Number: 80531458

Site Name: DRIVER's EDGE AUTO REPAIR

Site Class: ACLube - Auto Care-Mini Lube

Parcels: 1

Primary Building Name: 2117 GREENBRIAR DR / 06070744

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,302

Net Leasable Area⁺⁺⁺: 3,302

Percent Complete: 100%

Land Sqft^{*}: 26,819

Land Acres^{*}: 0.6156

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:

YUNXIN LLC

Primary Owner Address:

103 DE DIEGO AVE APT 1906
SAN JUAN, PR 00911

Deed Date: 3/2/2021

Deed Volume:

Deed Page:

Instrument: [D221056495](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCF RC FUNDING IV LLC	2/21/2020	D220054327		
SCF RC FUNDING III LLC	3/8/2017	D217057201		
BRHACO HOLDINGS LLC	4/13/2016	D216078165		
PARLAY ENTERPRISES LLC	12/21/2012	D212317401	0000000	0000000
AMOND HOLDINGS LLC	12/7/2011	D211296760	0000000	0000000
AMOND CARL	12/6/2011	D211296313	0000000	0000000
GWWC INVESTMENTS	7/25/1997	00128490000140	0012849	0000140
DAVIS INDUSTRIAL PARTNERS INC	6/22/1993	00111270002110	0011127	0002110
BUTLER DONALD;BUTLER ROBT VAN TIL	3/25/1992	00105790000196	0010579	0000196
K J B INVESTMENTS	1/1/1986	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 ⁺
2025	\$947,349	\$241,371	\$1,188,720	\$1,188,720
2024	\$947,349	\$241,371	\$1,188,720	\$1,188,720
2023	\$947,349	\$241,371	\$1,188,720	\$1,188,720
2022	\$913,372	\$241,371	\$1,154,743	\$1,154,743
2021	\$445,445	\$241,371	\$686,816	\$686,816
2020	\$525,902	\$160,914	\$686,816	\$686,816

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.