



Address: [1533 MERRIMAC CIR](#)
City: FORT WORTH
Georeference: 34550-1-2A
Subdivision: RIVER PLAZA COMPLEX ADDITION
Neighborhood Code: MED-Historic Fort Worth Hospital District

Latitude: 32.7288173421
Longitude: -97.3587507348
TAD Map: 2042-384
MAPSCO: TAR-076K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER PLAZA COMPLEX
ADDITION Block 1 Lot 2A BLK 1 LTS 2A & 3B2
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)
Site Number: 80541933
Site Name: MERRIMAC PROFESSIONAL BLDG
Site Class: LandVacComNomImp - Commercial Land with Nominal Imp Value
Parcels: 1
Primary Building Name:
State Code: C2C
Year Built: 0
Personal Property Account: N/A
Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)
Notice Sent Date: 4/15/2025
Notice Value: \$238,576
Protest Deadline Date: 5/31/2024
Primary Building Type:
Gross Building Area+++: 0
Net Leasable Area+++: 0
Percent Complete: 0%
Land Sqft*: 39,596
Land Acres*: 0.9089
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:
CARRIAGE HOUSE DEVELOPMENT LLC
Primary Owner Address:
1635 ROGERS RD
FORT WORTH, TX 76107
Deed Date: 12/1/2020
Deed Volume:
Deed Page:
Instrument: [D220319780](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOTAL E&P USA REAL ESTATE LLC	11/1/2016	D216266570		
CHESAPEAKE LAND DEV CO LLC	2/13/2009	D209053920	0000000	0000000
CHESAPEAKE EXPLORATION LLC	2/2/2009	D209030292	0000000	0000000
MERRIMAC CIR PRO BLDG	12/31/1986	00088000001682	0008800	0001682

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	\$1,000	\$237,576	\$238,576	\$238,576
2024	\$1,000	\$237,576	\$238,576	\$238,576
2023	\$1,000	\$237,576	\$238,576	\$238,576
2022	\$1,000	\$237,576	\$238,576	\$238,576
2021	\$1,162,424	\$237,576	\$1,400,000	\$1,400,000
2020	\$1,162,424	\$237,576	\$1,400,000	\$1,400,000

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.