



**Address:** [1541 MERRIMAC CIR](#)  
**City:** FORT WORTH  
**Georeference:** 34550-1-2B  
**Subdivision:** RIVER PLAZA COMPLEX ADDITION  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.7284404061  
**Longitude:** -97.3588453486  
**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 2B  
**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:** 80554474  
**Site Name:** CLEARFORK FOOD PARK  
**Site Class:** LandVacComNomImp - Commercial Land with Nominal Imp Value  
**Parcels:** 2  
**Primary Building Name:**  
**Primary Building Type:**  
**State Code:** C2C  
**Year Built:** 0  
**Gross Building Area<sup>+++</sup>:** 0  
**Personal Property Account:** N/A  
**Net Leasable Area<sup>+++</sup>:** 0  
**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)  
**Percent Complete:** 0%  
**Notice Sent Date:** 4/15/2025  
**Land Sqft<sup>\*</sup>:** 25,700  
**Notice Value:** \$206,600  
**Land Acres<sup>\*</sup>:** 0.5899  
**Protest Deadline Date:** 5/31/2024  
**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	<a href="#">D216266570</a>		
CHESAPEAKE LAND DEV CO LLC	8/30/2010	<a href="#">D210212160</a>	0000000	0000000
TRINITY SIX DEVELOPMENT PRTNSP	7/3/2008	<a href="#">D208256918</a>	0000000	0000000
TRINITY RIVER REAL ESTATE LLC	7/2/2008	<a href="#">D208256555</a>	0000000	0000000
SWISS HOUSE LIMITED	6/27/2002	00157940000053	0015794	0000053
METRO INVESTMENTS INC	12/30/1994	00118400001642	0011840	0001642
SWISS HOUSE LTD	9/30/1993	00112580000412	0011258	0000412
BANK ONE TEXAS	3/3/1992	00105550000827	0010555	0000827
RIVER PLAZA NORTH LTD	1/1/1987	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 <sup>+</sup>
2025	\$1,000	\$205,600	\$206,600	\$206,600
2024	\$1,000	\$205,600	\$206,600	\$206,600
2023	\$1,000	\$205,600	\$206,600	\$206,600
2022	\$1,000	\$205,600	\$206,600	\$206,600
2021	\$62,940	\$205,600	\$268,540	\$268,540
2020	\$62,940	\$205,600	\$268,540	\$268,540

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.