



**Address:** [839 N WATSON RD](#)  
**City:** ARLINGTON  
**Georeference:** 38675--17R2C-10  
**Subdivision:** SIX FLAGS BUSINESS PARK ADDN  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7566241295  
**Longitude:** -97.0640924163  
**TAD Map:** 2132-396  
**MAPSCO:** TAR-070X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SIX FLAGS BUSINESS PARK  
ADDN Lot 17R2C1

<b>Jurisdictions:</b>	<b>Site Number:</b> 80573061
CITY OF ARLINGTON (024)	<b>Site Name:</b> VACANT LAND W/CONCRETE
TARRANT COUNTY (220)	<b>Site Class:</b> LandVacComNomImp - Commercial Land with Nominal Imp Value
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 1
TARRANT COUNTY COLLEGE (225)	<b>Primary Building Name:</b>
ARLINGTON ISD (901)	<b>Primary Building Type:</b>
<b>State Code:</b> C2C	<b>Gross Building Area</b> +++ : 0
<b>Year Built:</b> 0	<b>Net Leasable Area</b> +++ : 0
<b>Personal Property Account:</b> 13833952	<b>Percent Complete:</b> 0%
<b>Agent:</b> P E PENNINGTON & ASSOC (00051)	<b>Land Sqft</b> * : 9,584
<b>Notice Sent Date:</b> 4/15/2025	<b>Land Acres</b> * : 0.2200
<b>Notice Value:</b> \$96,840	<b>Pool:</b> N
<b>Protest Deadline Date:</b> 5/31/2024	

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
KD9LIVES LLC  
**Primary Owner Address:**  
3417 WHISTLER AVE  
MODESTO, CA 95355-9738

**Deed Date:** 3/17/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212068914](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUZNA MANAGEMENT INC	4/12/2007	<a href="#">D207143534</a>	0000000	0000000
CNLRS BEP LP	2/9/2006	<a href="#">D206044112</a>	0000000	0000000
BOB EVANS FARMS INC	12/8/1989	00097880001599	0009788	0001599
LA QUINTA MOTOR INNS INC	1/1/1989	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	\$95,840	\$96,840	\$96,840
2024	\$1,000	\$95,840	\$96,840	\$96,840
2023	\$1,000	\$95,840	\$96,840	\$96,840
2022	\$1,000	\$95,840	\$96,840	\$96,840
2021	\$1,000	\$95,840	\$96,840	\$96,840
2020	\$12,825	\$95,840	\$108,665	\$108,665

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.