



Address: [3115 E SOUTHLAKE BLVD](#)
City: SOUTHLAKE
Georeference: 39608H-A-4R1R-10
Subdivision: SOUTHLAKE BANK PLACE ADDITION
Neighborhood Code: Day Care General

Latitude: 32.9383190927
Longitude: -97.1018704889
TAD Map: 2120-460
MAPSCO: TAR-027K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHLAKE BANK PLACE
ADDITION Block A Lot 4R1R1

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

Site Number: 80655416

Site Name: KINDER CARE

Site Class: DayCare - Day Care Center

Parcels: 1

Primary Building Name: KC DEVELOPMENT CORP, / 06543707

State Code: F1

Primary Building Type: Commercial

Year Built: 1992

Gross Building Area⁺⁺⁺: 7,475

Personal Property Account: [10070990](#)

Net Leasable Area⁺⁺⁺: 7,475

Agent: TAX RECOURSE LLC (00984)

Percent Complete: 100%

Notice Sent Date: 5/1/2025

Land Sqft^{*}: 39,756

Notice Value: \$1,065,171

Land Acres^{*}: 0.9126

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:

KCP RE LLC

Primary Owner Address:

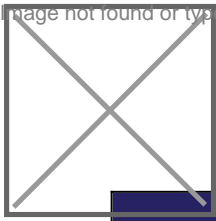
6310 SAN VICENTE BLVD SUITE 250
LOS ANGELES, CA 90048

Deed Date: 7/31/2015

Deed Volume:

Deed Page:

Instrument: [D215171175](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KC PROPCO LLC	11/9/2005	D205357231	0000000	0000000
KC DEVELOPMENT CORP	3/11/1993	00110200002197	0011020	0002197
KINDER CARE LEARNING CENTERS	1/28/1992	00105190001649	0010519	0001649

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	\$468,831	\$596,340	\$1,065,171	\$1,065,171
2024	\$298,660	\$596,340	\$895,000	\$895,000
2023	\$162,660	\$596,340	\$759,000	\$759,000
2022	\$327,440	\$397,560	\$725,000	\$725,000
2021	\$312,565	\$397,560	\$710,125	\$710,125
2020	\$387,315	\$397,560	\$784,875	\$784,875

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.