



**Address:** [1252 AVE T](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 48527-6-1-71  
**Subdivision:** GSID COMM #6 INST #1  
**Neighborhood Code:** WH-GSID

**Latitude:** 32.78965  
**Longitude:** -97.0439  
**TAD Map:** 2138-408  
**MAPSCO:** TAR-070H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GSID COMM #6 INST #1 Block 6  
Lot 1 SITE 2 A2170

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**Site Number:** 80679358  
**Site Name:** LMT RUSTIC/INTERCORP  
**Site Class:** WHDist - Warehouse-Distribution  
**Parcels:** 1  
**Primary Building Name:** LMT RUSTIC/INTERCORP / 06793959  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 50,000  
**Net Leasable Area<sup>+++</sup>:** 50,000  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 105,966  
**Land Acres<sup>\*</sup>:** 2.4326  
**Pool:** N

**State Code:** F1

**Year Built:** 1981

**Personal Property Account:** [10543031](#)

**Agent:** RYAN LLC (00320)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$4,037,496

**Protest Deadline Date:** 5/31/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

TEXAS DUGAN LP

**Primary Owner Address:**

1800 WAZEE ST STE 500  
DENVER, CO 80202

**Deed Date:** 12/28/2000

**Deed Volume:** 0014667

**Deed Page:** 0000162

**Instrument:** 00146670000162

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALWOOD PROPERTIES INC	1/1/1995	00115880000398	0011588	0000398



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	\$3,666,615	\$370,881	\$4,037,496	\$3,240,000
2024	\$2,329,119	\$370,881	\$2,700,000	\$2,700,000
2023	\$2,079,119	\$370,881	\$2,450,000	\$2,450,000
2022	\$2,079,119	\$370,881	\$2,450,000	\$2,450,000
2021	\$2,061,576	\$238,424	\$2,300,000	\$2,300,000
2020	\$1,861,576	\$238,424	\$2,100,000	\$2,100,000

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.