



Address: [1450 HUGHES RD](#)
City: GRAPEVINE
Georeference: 6075N-1-1
Subdivision: CMPA OFFICE ADDITION
Neighborhood Code: OFC-Northeast Tarrant County

Latitude: 32.8901122988
Longitude: -97.0944266286
TAD Map: 2120-444
MAPSCO: TAR-041G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CMPA OFFICE ADDITION Block
1 Lot 1

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: F1

Year Built: 1997

Personal Property Account: Multi

Agent: ALTUS GROUP US INC/SOUTHLAKE (00652)

Notice Sent Date: 4/15/2025

Notice Value: \$6,752,790

Protest Deadline Date: 6/17/2024

Site Number: 80714161

Site Name: VINEYARD CENTRE 1

Site Class: OFCMidHigh - Office-Mid to High Rise

Parcels: 1

Primary Building Name: 1450 / 06934978

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 71,082

Net Leasable Area⁺⁺⁺: 68,755

Percent Complete: 100%

Land Sqft^{*}: 250,034

Land Acres^{*}: 5.7399

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:

LOH TEXAS INV LLC

Primary Owner Address:

5343 SPRING VALLEY RD
DALLAS, TX 75254

Deed Date: 6/24/2016

Deed Volume:

Deed Page:

Instrument: [D216139598](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TVO MCP VINEYARD ASSOC LLC	12/15/2013	D213315167	0000000	0000000
TIC VINEYARD CENTER LLC ETAL	6/3/2009	D209328782	0000000	0000000
1031 VINYARD LLC ETAL	5/12/2004	D204150341	0000000	0000000
1031 VINEYARD LLC	5/7/2004	D204148102	0000000	0000000
HUGHES ROAD LTD PARTNERS LP	12/6/2001	00153200000237	0015320	0000237
VSTCE PARTNERSHIP	12/5/2001	00153200000236	0015320	0000236
CMPA INC	1/1/1996	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 ⁺
2025	\$5,877,671	\$875,119	\$6,752,790	\$6,752,790
2024	\$5,877,671	\$875,119	\$6,752,790	\$6,752,790
2023	\$6,152,778	\$875,119	\$7,027,897	\$7,027,897
2022	\$6,152,778	\$875,119	\$7,027,897	\$7,027,897
2021	\$5,424,881	\$875,119	\$6,300,000	\$6,300,000
2020	\$5,424,881	\$875,119	\$6,300,000	\$6,300,000

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.