

Tarrant Appraisal District

Property Information | PDF

Account Number: 06986722

Georeference: 39727--2R1 TAD Map: 2120-452
Subdivision: SOUTHWEST GRAPEVINIAR MARS MODERN PRANCO PRA

Neighborhood Code: WH-DFW North

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

## **PROPERTY DATA**

Legal Description: SOUTHWEST GRAPEVINE

COMM PK AD Lot 2R1

Jurisdictions:
CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)

Site Number: 80697658
Site Name: XACT/RECALL

TARRANT COUNTY HOSPITAL (224) Site Class: WHDist - Warehouse-Distribution

TARRANT COUNTY COLLEGE (225) Parcels: 1

GRAPEVINE-COLLEYVILLE ISD (906) Primary Building Name: FOUR SEASONS/RECALL / 06986722

State Code: F1Primary Building Type: CommercialYear Built: 1996Gross Building Area\*\*\*: 124,250Personal Property Account: MultiNet Leasable Area\*\*\*: 124,250

Agent: STEPHEN W JONES & ASSOCIA Feeddrik (2014) White: 100%

Notice Sent Date: 5/1/2025

Land Sqft\*: 283,968

**Notice Value:** \$10,434,496 **Land Acres**\*: 6.5190

Protest Deadline Date: 5/31/2024 Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner:

LIT INDUSTRIAL TEXAS LP

Primary Owner Address:

2323 VICTORY AVE STE 1500

Deed Date: 2/14/2003

Deed Volume: 0016425

Deed Page: 0000224

DALLAS, TX 75219 Instrument: 00164250000224

08-05-2025 Page 1

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CFH-FTAX LIMITED PARTNERSHIP	7/31/1998	00133470000159	0013347	0000159
DALLAS PACIFIC INDUSTRIAL LP	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	\$9,014,656	\$1,419,840	\$10,434,496	\$10,434,496
2024	\$5,021,280	\$1,419,840	\$6,441,120	\$6,441,120
2023	\$4,544,160	\$1,419,840	\$5,964,000	\$5,964,000
2022	\$4,357,785	\$1,419,840	\$5,777,625	\$5,777,625
2021	\$4,925,721	\$851,904	\$5,777,625	\$5,777,625
2020	\$4,724,523	\$851,904	\$5,576,427	\$5,576,427

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

08-05-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.