



**Latitude:** 32.9417023249  
**Longitude:** -97.153695198  
**TAD Map:** 2102-460  
**MAPSCO:** TAR-025H



**City:**  
**Georeference:** 13823-1-2  
**Subdivision:** FIRST AMERICAN SAVINGS BANC  
**Neighborhood Code:** OFC-Northeast Tarrant County

Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FIRST AMERICAN SAVINGS  
BANC Block 1 Lot 2

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (229)  
CARROLL ISD (919)

**Site Number:** 80669166

**Site Name:** CHARIS BEHAVIORIAL HEALTH

**Site Class:** OFCLowRise - Office-Low Rise

**Parcels:** 1

**Primary Building Name:** CHARIS BEHAVIORIAL HEALTH / 07031718

**State Code:** F1

**Primary Building Type:** Commercial

**Year Built:** 1997

**Gross Building Area<sup>+++</sup>:** 11,667

**Personal Property Account:** Multi

**Net Leasable Area<sup>+++</sup>:** 11,667

**Agent:** MERITAX ADVISORS LLC (06604)

**Percent Complete:** 100%

**Notice Sent Date:** 4/15/2025

**Land Sqft<sup>\*</sup>:** 42,301

**Notice Value:** \$2,415,069

**Land Acres<sup>\*</sup>:** 0.9710

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

**Pool:** N

<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:**

BICENTENNIAL FIN CENTER LP

**Primary Owner Address:**

3300 OAK LAWN AVE STE 650  
DALLAS, TX 75219

**Deed Date:** 6/12/2002

**Deed Volume:** 0015757

**Deed Page:** 0000429

**Instrument:** 00157570000429

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WYNDHAM INVESTMENT PROP INC	1/1/1997	0000000000000000	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	\$1,928,607	\$486,462	\$2,415,069	\$2,415,069
2024	\$1,813,538	\$486,462	\$2,300,000	\$2,300,000
2023	\$1,726,284	\$486,462	\$2,212,746	\$2,212,746
2022	\$1,329,583	\$486,462	\$1,816,045	\$1,816,045
2021	\$1,301,941	\$486,462	\$1,788,403	\$1,788,403
2020	\$701,177	\$486,462	\$1,187,639	\$1,187,639

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.