



Latitude: 32.8923904228

Longitude: -97.1015430475

TAD Map: 2120-444

MAPSCO: TAR-041F



City:

Georeference: 42315-1-1

Subdivision: TOM THUMB ADDITION #1

Neighborhood Code: RET-Northeast Tarrant County General

Google Map:  or type unknown

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

PROPERTY DATA

Legal Description: TOM THUMB ADDITION #1

Block 1 Lot 1

Jurisdictions:

CITY OF GRAPEVINE (011)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

GRAPEVINE-COLLEYVILLE ISD (906)

Site Number: 80275125

Site Name: HERITAGE HEIGHTS SHOPPING CENT

Site Class: RETCommunity - Retail-Community Shopping Center

Parcels: 5

Primary Building Name: SUN FRESH MARKET / 07067224

State Code: F1

Primary Building Type: Commercial

Year Built: 1998

Gross Building Area+++ : 76,396

Personal Property Account: Multi

Net Leasable Area+++ : 76,396

Agent: FLANAGAN BILTON LLC (09953)

Percent Complete: 100%

Notice Sent Date: 4/15/2025

Land Sqft* : 388,869

Notice Value: \$12,006,948

Land Acres* : 8.9272

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:

HERITAGE HEIGHTS TT OWNER LLC

Primary Owner Address:

40 SKOKIE BLVD STE 610

NORTHBROOK, IL 60062

Deed Date: 11/25/2015

Deed Volume:

Deed Page:

Instrument: [D215270404](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
INLAND AMERICAN GRAPEVINE H H	4/10/2007	D207132741	0000000	0000000
METROPLEX RETAIL FUND I LP	12/8/2000	00146430000260	0014643	0000260
HERITAGE HEIGHTS GRAPEVINE LP	4/30/1999	00137980000310	0013798	0000310
RANDALL'S PROPERTIES INC	1/1/1997	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	\$9,401,526	\$2,605,422	\$12,006,948	\$12,006,948
2024	\$6,293,182	\$2,605,422	\$8,898,604	\$8,898,604
2023	\$7,362,346	\$2,605,422	\$9,967,768	\$9,967,768
2022	\$5,971,909	\$2,605,422	\$8,577,331	\$8,577,331
2021	\$7,060,542	\$2,605,422	\$9,665,964	\$9,665,964
2020	\$5,906,578	\$2,605,422	\$8,512,000	\$8,512,000

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.