



**Address:** [1904 INDUSTRIAL BLVD](#)  
**City:** COLLEYVILLE  
**Georeference:** 7745-1-8R  
**Subdivision:** COLLEYVILLE INDUSTRIAL PARK  
**Neighborhood Code:** WH-Northeast Tarrant County General

**Latitude:** 32.9024577208  
**Longitude:** -97.1375265026  
**TAD Map:** 2108-448  
**MAPSCO:** TAR-040B



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

**PROPERTY DATA**

**Legal Description:** COLLEYVILLE INDUSTRIAL  
PARK Block 1 Lot 8R  
**Jurisdictions:**  
CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE (008)  
**Site Number:** 80362923  
**Site Name:** COLLEYVILLE TECH/BUS CENTER  
**Site Class:** WHFlex - Warehouse-Flex/Multi-Use  
**Parcels:** 2  
**Primary Building Name:** TECHNOLOGY AND BUSINESS CENTER / 04411560  
**State Code:** F1  
**Primary Building Type:** Commercial  
**Year Built:** 2000  
**Gross Building Area+++:** 13,104  
**Personal Property Account:** Multi  
**Net Leasable Area+++:** 13,104  
**Agent:** P E PENNINGTON & CO INC (00054)  
**Percent Complete:** 100%  
**Notice Sent Date:** 5/1/2025  
**Land Sqft\*:** 45,853  
**Land Acres\*:** 1.0526  
**Notice Value:** \$1,464,372  
**Pool:** N  
**Protest Deadline Date:** 5/31/2024

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
COLLEYVILLE BUSINESS CENTER LLC  
**Primary Owner Address:**  
6405 PEMBERTON DR  
DALLAS, TX 75230

**Deed Date:** 10/10/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223183122](#)

| Previous Owners  | Date      | Instrument                   | Deed Volume | Deed Page |
|--|-----------|------------------------------|-------------|-----------|
| TILLAR ACADEMY PARTNERS LP                                   | 8/22/2022 | <a href="#">D222208617</a>   |             |           |
| COLLEYVILLE INDUSTRIAL CENTER LLC;TILLAR ACADEMY PARTNERS LP | 8/21/2022 | <a href="#">D222208616-1</a> |             |           |
| COLLEYVILLE INDUSTRIAL CENTER LLC;NICKS JOHN A W             | 8/20/2022 | COA 07162030                 |             |           |
| COLLEYVILLE INDUSTRIAL CENTER LLC;NICKS JOHN A W             | 8/19/2022 | <a href="#">D222208615</a>   |             |           |
| COLLEYVILLE INDUSTRIAL CENTER LLC                            | 12/9/2016 | <a href="#">D216291057</a>   |             |           |
| COLLEYVILLE TECH CENTER LLC                                  | 3/6/2012  | <a href="#">D212095958</a>   | 0000000     | 0000000   |
| 1904 INDUSTRIAL LTD  | 3/1/2001  | <a href="#">D201189709</a>   | 0000000     | 0000000   |
| 1904 INDUSTRIAL 2P LC  | 1/1/1998  | 000000000000000              | 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 | \$1,189,254        | \$275,118   | \$1,464,372  | \$1,464,372                  |
| 2024 | \$1,189,254        | \$275,118   | \$1,464,372  | \$1,464,372                  |
| 2023 | \$1,035,282        | \$275,118   | \$1,310,400  | \$1,310,400                  |
| 2022 | \$945,735          | \$229,265   | \$1,175,000  | \$1,175,000                  |
| 2021 | \$845,263          | \$229,265   | \$1,074,528  | \$1,074,528                  |
| 2020 | \$845,263          | \$229,265   | \$1,074,528  | \$1,074,528                  |

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

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## Tarrant Appraisal District Property Information | PDF

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.