



**Address:** [1601 LANCASTER DR](#)  
**City:** GRAPEVINE  
**Georeference:** 7460-3-1R  
**Subdivision:** CLEARVIEW PARK ADDITION  
**Neighborhood Code:** MED-Grapevine/Southlake Hospital District

**Latitude:** 32.9349288317  
**Longitude:** -97.0910421427  
**TAD Map:** 2120-460  
**MAPSCO:** TAR-027L



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** CLEARVIEW PARK ADDITION  
Block 3 Lot 1R

**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:** 2000

**Personal Property Account:** Multi

**Agent:** NORTH TEXAS PROPERTY TAX SERV (00855)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$3,005,843

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

**Site Number:** 80550940  
**Site Name:** CHRIST MEDICAL PLAZA  
**Site Class:** MEDOff - Medical-Office  
**Parcels:** 1  
**Primary Building Name:** CHRIST MEDICAL PLAZA / 07352115  
**Primary Building Type:** Commercial  
**Gross Building Area**+++ : 22,745  
**Net Leasable Area**+++ : 20,999  
**Percent Complete:** 100%  
**Land Sqft**\* : 77,951  
**Land Acres**\* : 1.7895  
**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:**

OKTEX PARTNERS LTD

**Primary Owner Address:**

1601 LANCASTER DR STE 170  
GRAPEVINE, TX 76051-2107

**Deed Date:** 2/18/2000  
**Deed Volume:** 0014229  
**Deed Page:** 0000171  
**Instrument:** 00142290000171

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAVES NATHAN;GRAVES TEXOAK ENT	1/1/1999	0000000000000000	0000000	0000000



## VALUES

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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	\$2,518,649	\$487,194	\$3,005,843	\$3,005,843
2024	\$2,152,006	\$487,194	\$2,639,200	\$2,639,200
2023	\$2,888,245	\$487,194	\$3,375,439	\$3,375,439
2022	\$2,662,656	\$487,194	\$3,149,850	\$3,149,850
2021	\$2,078,672	\$487,194	\$2,565,866	\$2,565,866
2020	\$2,078,672	\$487,194	\$2,565,866	\$2,565,866

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

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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.