



Address: [8300 PRECINCT LINE RD](#)
City: COLLEYVILLE
Georeference: 13500-2-1R
Subdivision: FAIR WAY ADDITION
Neighborhood Code: RET-Northeast Tarrant County General

Latitude: 32.9043787482
Longitude: -97.1857602521
TAD Map: 2096-448
MAPSCO: TAR-039A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FAIR WAY ADDITION Block 2
Lot 1R

Jurisdictions:
CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: F1
Year Built: 2005
Personal Property Account: Multi
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$5,526,807
Protest Deadline Date: 6/17/2024

Site Number: 80865124
Site Name: STRIP CENTER / MT
Site Class: RETNBHD - Retail-Neighborhood Shopping Center
Parcels: 1
Primary Building Name: STRIP CENTER / 40680983
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 22,538
Net Leasable Area⁺⁺⁺: 20,478
Percent Complete: 100%
Land Sqft^{*}: 94,046
Land Acres^{*}: 2.1590
Pool: N

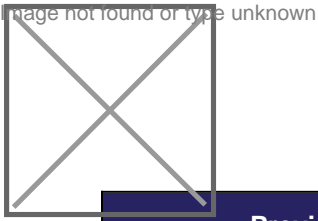
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
C & L PARTNERSHIP LTD
Primary Owner Address:
3024 BONNEBRIDGE WAY
HOUSTON, TX 77082

Deed Date: 3/26/2024
Deed Volume:
Deed Page:
Instrument: [D224053511](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIZON ARMI L DIZON;DIZON MARIO S	7/25/2006	D206231205	0000000	0000000
RCP VIA COLLEYVILLE LTD	1/1/2004	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 ⁺
2025	\$3,904,513	\$1,622,294	\$5,526,807	\$5,526,807
2024	\$1,928,583	\$1,622,294	\$3,550,877	\$3,550,877
2023	\$1,551,486	\$1,622,294	\$3,173,780	\$3,173,780
2022	\$1,477,706	\$1,622,294	\$3,100,000	\$3,100,000
2021	\$1,469,582	\$1,622,294	\$3,091,876	\$3,091,876
2020	\$1,377,706	\$1,622,294	\$3,000,000	\$3,000,000

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.