



Address: [1312 GLADE RD](#)
City: COLLEYVILLE
Georeference: 14637-1-2
Subdivision: FOUNTAINS AT RIVERWALK, THE
Neighborhood Code: OFC-Northeast Tarrant County

Latitude: 32.8821249386
Longitude: -97.1473442339
TAD Map: 2108-440
MAPSCO: TAR-040J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOUNTAINS AT RIVERWALK,
THE Block 1 Lot 2

Jurisdictions:
CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (006)

Site Number: 80867542
Site Name: 1312 GLADE RD
Site Class: OFCLowRise - Office-Low Rise
Parcels: 1
Primary Building Name: BUCHANAN CLARKE SCHLADER / 41009711

State Code: F1
Primary Building Type: Commercial

Year Built: 2006
Gross Building Area+++ : 6,280

Personal Property Account: [13442341](#)
Net Leasable Area+++ : 6,280

Agent: INTEGRATAX (00753)
Percent Complete: 100%

Notice Sent Date: 4/15/2025
Land Sqft* : 22,430

Notice Value: \$1,884,000
Land Acres* : 0.5149

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:
CHELIND LLC

Primary Owner Address:
1312 GLADE RD
COLLEYVILLE, TX 76034-4231

Deed Date: 8/31/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206276270](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RSD EQUITY PARTNERS LTD	1/1/2005	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	\$1,569,980	\$314,020	\$1,884,000	\$1,732,800
2024	\$1,129,980	\$314,020	\$1,444,000	\$1,444,000
2023	\$1,129,980	\$314,020	\$1,444,000	\$1,444,000
2022	\$1,129,980	\$314,020	\$1,444,000	\$1,444,000
2021	\$1,219,700	\$224,300	\$1,444,000	\$1,444,000
2020	\$1,219,700	\$224,300	\$1,444,000	\$1,444,000

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.