



**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

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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	\$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

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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.