



Address: [316 GRAND AVE E](#)
City: SOUTHLAKE
Georeference: 39618-13-3
Subdivision: SOUTHLAKE TOWN SQUARE ADDITION
Neighborhood Code: Special General

Latitude: 32.9442999391
Longitude: -97.1300209215
TAD Map: 2108-464
MAPSCO: TAR-026G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHLAKE TOWN SQUARE
ADDITION Block 13 Lot 3

Jurisdictions:

- CITY OF SOUTHLAKE (022)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CARROLL ISD (919)

State Code: F1

Year Built: 2005

Personal Property Account: Multi

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$4,140,024

Protest Deadline Date: 6/17/2024

Site Number: 80871349

Site Name: SOUTHLAKE TOWN SQUARE - PHASE IV

Site Class: RETCommunity - Retail-Community Shopping Center

Parcels: 26

Primary Building Name: RETAIL / GA-4 / 41042301

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 10,363

Net Leasable Area⁺⁺⁺: 10,363

Percent Complete: 100%

Land Sqft^{*}: 10,949

Land Acres^{*}: 0.2513

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:

KRG GRAND AVENUE II LLC

Primary Owner Address:

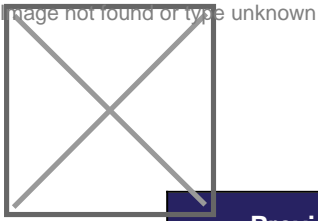
30 S MERIDIAN ST SUITE 1100
INDIANAPOLIS, IN 46204

Deed Date: 10/21/2022

Deed Volume:

Deed Page:

Instrument: 800813048



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SLTS GRAND AVENUE II LP	5/21/2007	D207175075		
SLTS GRAND AVENUE LP	1/1/2006	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	\$4,030,534	\$109,490	\$4,140,024	\$4,140,024
2024	\$3,540,987	\$109,490	\$3,650,477	\$3,650,477
2023	\$3,530,534	\$109,490	\$3,640,024	\$3,640,024
2022	\$3,242,411	\$109,490	\$3,351,901	\$3,351,901
2021	\$3,150,774	\$109,490	\$3,260,264	\$3,260,264
2020	\$3,505,510	\$109,490	\$3,615,000	\$3,615,000

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.