



Address: [1452 DIVISION ST](#)
City: SOUTHLAKE
Georeference: 39618-14-3
Subdivision: SOUTHLAKE TOWN SQUARE ADDITION
Neighborhood Code: Special General

Latitude: 32.9452645131
Longitude: -97.1284933643
TAD Map: 2114-464
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 14 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: N/A

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$89,240

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⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 8,924

Land Acres^{*}: 0.2048

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:

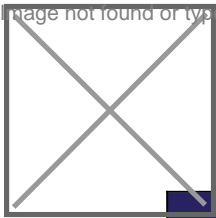
30 S MERIDIAN ST SUITE 1100
INDIANAPOLIS, IN 46204

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 | \$0 | \$89,240 | \$89,240 | \$89,240 |
| 2024 | \$0 | \$85,235 | \$85,235 | \$85,235 |
| 2023 | \$0 | \$89,240 | \$89,240 | \$89,240 |
| 2022 | \$0 | \$85,924 | \$85,924 | \$85,924 |
| 2021 | \$0 | \$79,929 | \$79,929 | \$79,929 |
| 2020 | \$0 | \$89,240 | \$89,240 | \$89,240 |

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.