

# Tarrant Appraisal District Property Information | PDF Account Number: 41043944

### Address: <u>12901 CABELA DR</u>

City: FORT WORTH Georeference: 6077C---09 Subdivision: CABELAS FW CONDOMINIUM Neighborhood Code: RET-Alliance Corridor

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

PROPERTY DATA

Latitude: 32.9609907324 Longitude: -97.3084047882 TAD Map: 2054-468 MAPSCO: TAR-007Y



Legal Description: CABELAS FW COND UNIT 1 19.03% IN COMMON AREA	OMINIUM
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRIC TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911)	Site Number: 80867758 Site Name: CABELAS (223) Site Class: CondoRet - Condo-Retail Parcels: 4 Primary Building Name: CABELAS: WAREHOUSE / 42633450
State Code: F1	Primary Building Type: Condominium
Year Built: 2004	Gross Building Area <sup>+++</sup> : 40,576
Personal Property Account: N/A	Net Leasable Area <sup>+++</sup> : 40,576
Agent: None Protest Deadline Date: 5/24/2024	Percent Complete: 100% Land Sqft <sup>*</sup> : 0
+++ Rounded.	Land Acres <sup>*</sup> : 0.0000
* This represents one of a hierarchy of possible value	s Pool: N

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

## **OWNER INFORMATION**

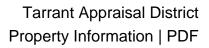
## Current Owner:

LONE STAR LOCAL GOV CORP	

### Primary Owner Address: 2626 HOWELL FL 10 ST DALLAS, TX 75204-4064

Deed Date: 12/29/2005 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D205389329

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CABELA'S RETAIL TX LP	1/1/2005	000000000000000000000000000000000000000	000000	0000000





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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$2,498,708	\$138,731	\$2,637,439	\$2,637,439
2024	\$2,295,828	\$138,731	\$2,434,559	\$2,434,559
2023	\$1,890,068	\$138,731	\$2,028,799	\$2,028,799
2022	\$2,778,683	\$138,731	\$2,917,414	\$2,917,414
2021	\$2,744,000	\$173,414	\$2,917,414	\$2,917,414
2020	\$2,666,906	\$173,414	\$2,840,320	\$2,840,320

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**

#### • PUBLIC PROPERTY 11.11

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.