



**Address:** [8090 PRECINCT LINE RD](#)  
**City:** COLLEYVILLE  
**Georeference:** 23668-2-1  
**Subdivision:** LAVACA TRAIL ADDITION  
**Neighborhood Code:** MED-Northeast Tarrant County General

**Latitude:** 32.8989512273  
**Longitude:** -97.1853100456  
**TAD Map:** 2096-448  
**MAPSCO:** TAR-039A



Google Map or type unknown

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

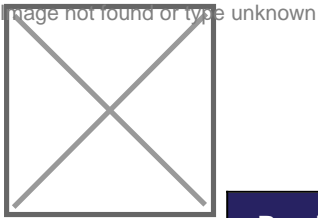
**PROPERTY DATA**

**Legal Description:** LAVACA TRAIL ADDITION Block  
2 Lot 1  
**Jurisdictions:** **Site Number:** 80869038  
CITY OF COLLEYVILLE (005)  
**Site Name:** MULTI TENANT OFFICE  
TARRANT COUNTY (220)  
**Site Class:** MED Off Medical-Office  
TARRANT COUNTY HOSPITAL (224)  
**Parcels:** 1  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)  
**Primary Building Name:** COSMETIC AND FAMILY DENTISTRY/MORTGAGE / 41185625  
**State Code:** F1 **Primary Building Type:** Commercial  
**Year Built:** 2006 **Gross Building Area**+++ : 9,626  
**Personal Property Account:** [10092609](#)  
**Net Leasable Area**--- : 8,639  
**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)  
**Notice Sent** **Land Sqft** \* : 74,522  
**Date:** 5/1/2025 **Land Acres** \* : 1.7108  
**Notice Value:** **Pool:** N  
\$2,388,193  
**Protest**  
**Deadline Date:** 5/31/2024

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

**OWNER INFORMATION**

**Current Owner:**  
LINLES PROPERTIES LTD  
**Primary Owner Address:**  
2601 HIGHLAND MEADOW DR  
COLLEYVILLE, TX 76034-5320  
**Deed Date:** 6/15/2006  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D206185789](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAVACA TRAIL LLC	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 <sup>+</sup>
2025	\$1,717,495	\$670,698	\$2,388,193	\$2,209,200
2024	\$1,170,302	\$670,698	\$1,841,000	\$1,841,000
2023	\$1,143,492	\$670,698	\$1,814,190	\$1,814,190
2022	\$1,143,492	\$670,698	\$1,814,190	\$1,814,190
2021	\$1,057,102	\$670,698	\$1,727,800	\$1,727,800
2020	\$1,057,102	\$670,698	\$1,727,800	\$1,727,800

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.