



**Address:** [8080 PRECINCT LINE RD](#)  
**City:** COLLEYVILLE  
**Georeference:** 23668-2-2  
**Subdivision:** LAVACA TRAIL ADDITION  
**Neighborhood Code:** OFC-Northeast Tarrant County

**Latitude:** 32.8983364539  
**Longitude:** -97.185329526  
**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 2

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** F1

**Year Built:** 2006

**Personal Property Account:** [14831673](#)

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,057,250

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80869045

**Site Name:** SEAN LAUREN SALON 2

**Site Class:** OFCLowRise - Office-Low Rise

**Parcels:** 1

**Primary Building Name:** SEAN LAUREN SALON 2 / 41185641

**Primary Building Type:** Commercial

**Gross Building Area**+++ : 4,430

**Net Leasable Area**+++ : 4,229

**Percent Complete:** 100%

**Land Sqft**\* : 37,500

**Land Acres**\* : 0.8609

**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:**

SL2 SALON SUITES LLC

**Primary Owner Address:**

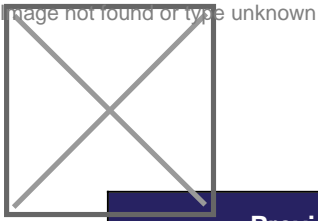
7600 QUARTERING  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 12/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218002117](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADLER KEITH;ADLER M BICKLEY DO	6/15/2006	<a href="#">D206185791</a>	0000000	0000000
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	\$719,741	\$337,509	\$1,057,250	\$1,057,250
2024	\$705,491	\$337,509	\$1,043,000	\$1,043,000
2023	\$637,091	\$337,509	\$974,600	\$974,600
2022	\$637,091	\$337,509	\$974,600	\$974,600
2021	\$637,091	\$337,509	\$974,600	\$974,600
2020	\$662,523	\$337,509	\$1,000,032	\$1,000,032

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.