

Tarrant Appraisal District

Property Information | PDF Account Number: 41305019

Address: 1209 POPLAR ST Latitude: 32.8387582248

City: BEDFORD Longitude: -97.1444867027

Georeference: 31518-1-3R TAD Map: 2108-424
Subdivision: PARC PLACE RETIREMENT ADDITION MAPSCO: TAR-054E

Neighborhood Code: APT-Senior Living

Googlet Mapd or type unknown

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

## PROPERTY DATA

Legal Description: PARC PLACE RETIREMENT

ADDITION Block 1 Lot 3R

Jurisdictions: Site Number: 80871081

CITY OF BEDFORD (002)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

Site Name: PARC PLAZA HOMES PHASE II

Site Class: APTSnrLvng - Apartment-Senior Living

TARRANT COUNTY COLLEGE (225) Parcels: 1

HURST-EULESS-BEDFORD ISD (916) Primary Building Name: PARC PLACE II / 41305019

State Code: F1Primary Building Type: CommercialYear Built: 2008Gross Building Area\*\*\*: 75,490Personal Property Account: N/ANet Leasable Area\*\*\*: 57,290

Agent: JLL VALUATION & ADVISORY SERVICES (1#698ent Complete: 100% Notice Sent Date: 4/15/2025 Land Sqft\*: 229,735

Notice Value: \$10,205,641 Land Acres\*: 5.2740

Protest Deadline Date: 5/31/2024 Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner:

PARC PLACE 1401 TITLEHOLDER LLC

Primary Owner Address:

303 W MADISON ST STE 1500

CHICAGO, IL 60606

Deed Date: 2/5/2018
Deed Volume:

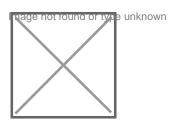
Deed Page:

**Instrument:** D218026129

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1401 PROPERTIES LTD	1/1/2007	00000000000000	0000000	0000000

07-09-2025 Page 1

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



**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	\$8,827,231	\$1,378,410	\$10,205,641	\$10,205,641
2024	\$6,765,758	\$1,378,410	\$8,144,168	\$8,144,168
2023	\$3,403,672	\$1,378,410	\$4,782,082	\$4,782,082
2022	\$3,371,590	\$1,378,410	\$4,750,000	\$4,750,000
2021	\$4,086,974	\$1,378,410	\$5,465,384	\$5,465,384
2020	\$4,040,340	\$1,378,410	\$5,418,750	\$5,418,750

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

07-09-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.