



**Address:** [1704 TENNISON PKWY](#)  
**City:** COLLEYVILLE  
**Georeference:** 26427H-1-1R2B  
**Subdivision:** MONTERRA PLACE ADDITION  
**Neighborhood Code:** OFC-Northeast Tarrant County

**Latitude:** 32.9071895261  
**Longitude:** -97.1392190206  
**TAD Map:** 2108-448  
**MAPSCO:** TAR-026X



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MONTERRA PLACE ADDITION  
Block 1 Lot 1R2B  
**Jurisdictions:**  
CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE (006)  
**Site Number:** 80871267  
**Site Name:** PRENTISS FAMILY MEDICINE / Eye Slayed LLC / Chicago Title Colley  
**Site Class:** OFC LowRise - Office-Low Rise  
**Parcel:** 1  
**Primary Building Name:** 1706 TENNISON PKWY / 41307380  
**State Code:** F1  
**Primary Building Type:** Commercial  
**Year Built:** 2006  
**Gross Building Area+++:** 5,000  
**Personal Property Account Number:** 00753  
**Net Leasable Area+++:** 5,000  
**Agent:** INTEGRATAX (00753)  
**Percent Complete:** 100%  
**Notice Sent Date:** 4/15/2025  
**Land Sqft\*:** 23,822  
**Land Acres\*:** 0.5468  
**Notice Value:** \$1,250,000  
**Pool:** N  
**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:**  
LFP PROPERTIES INC  
**Primary Owner Address:**  
7505 GLENVIEW DR STE 150  
RICHLAND HILLS, TX 76180-8335  
**Deed Date:** 11/28/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209311508](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARDO LUIS F	1/1/2007	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	\$1,107,068	\$142,932	\$1,250,000	\$1,170,000
2024	\$832,068	\$142,932	\$975,000	\$975,000
2023	\$832,068	\$142,932	\$975,000	\$975,000
2022	\$807,068	\$142,932	\$950,000	\$950,000
2021	\$747,068	\$142,932	\$890,000	\$890,000
2020	\$807,068	\$142,932	\$950,000	\$950,000

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.