



**Address:** [PEDEN RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A1385-1E02  
**Subdivision:** SAMORA, YRINES SURVEY  
**Neighborhood Code:** 2N300C

**Latitude:** 32.9322201661  
**Longitude:** -97.4715619394  
**TAD Map:** 2006-460  
**MAPSCO:** TAR-017J



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SAMORA, YRINES SURVEY  
Abstract 1385 Tract 1E02 BOUNDARY SPLIT

**Jurisdictions:**  
TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**Site Number:** 80872989  
**Site Name:** SAMORA, YRINES SURVEY 1385 1A1 BOUNDARY SPLIT  
**Site Class:** ResAg - Residential - Agricultural  
**Parcels:** 15  
**Approximate Size** <sup>+++</sup>: 0

**State Code:** D1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 8/16/2024

**Percent Complete:** 0%  
**Land Sqft** <sup>\*</sup>: 4,632,910  
**Land Acres** <sup>\*</sup>: 106.3570  
**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:**  
MM BONDS 836 LLC

**Primary Owner Address:**  
1800 VALLEY VIEW LN SUITE 300  
FARMERS BRANCH, TX 75234

**Deed Date:** 4/8/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224060969](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHEELIN MC SHARRY TEXAS LP	4/1/2008	<a href="#">D208118160</a>	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	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0
2023	\$0	\$1,387,600	\$1,387,600	\$8,592
2022	\$0	\$1,387,600	\$1,387,600	\$8,810
2021	\$0	\$1,307,788	\$1,307,788	\$9,027
2020	\$0	\$1,387,600	\$1,387,600	\$10,006

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

- AGRICULTURAL 1D1 23.51

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.