



**Address:** [140 EXPEDITION DR](#)  
**City:** FORT WORTH  
**Georeference:** 36738-1-1  
**Subdivision:** RULAND ADDITION  
**Neighborhood Code:** Day Care General

**Latitude:** 32.7600074163  
**Longitude:** -97.4834906987  
**TAD Map:** 2000-396  
**MAPSCO:** TAR-058Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RULAND ADDITION Block 1 Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** F1

**Year Built:** 2008

**Personal Property Account:** [14555897](#)

**Agent:** RYAN LLC (00320)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$2,611,667

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

**Site Number:** 80873273

**Site Name:** BUILDING BLOCKS

**Site Class:** DayCare - Day Care Center

**Parcels:** 1

**Primary Building Name:** BUILDING BLOCKS / 41428978

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 11,782

**Net Leasable Area<sup>+++</sup>:** 11,782

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 57,403

**Land Acres<sup>\*</sup>:** 1.3177

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

BRAUVIN 18 LLC

**Primary Owner Address:**

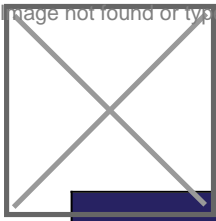
205 N MICHIGAN AVE SUITE 2000  
CHICAGO, IL 60601

**Deed Date:** 12/19/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218277311](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATYASTIK DAYCARE INVESTMENTS LLC	1/5/2016	<a href="#">D216003951</a>		
MPB INVESTMENTS LLC	7/30/2008	<a href="#">D208303923</a>	0000000	0000000
MEDICAL REVIEWERS OF TX LLC	1/1/2008	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	\$2,353,353	\$258,314	\$2,611,667	\$2,072,400
2024	\$1,468,686	\$258,314	\$1,727,000	\$1,727,000
2023	\$1,308,692	\$258,314	\$1,567,006	\$1,567,006
2022	\$1,308,692	\$258,314	\$1,567,006	\$1,567,006
2021	\$1,308,692	\$258,314	\$1,567,006	\$1,567,006
2020	\$1,308,692	\$258,314	\$1,567,006	\$1,567,006

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

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.