

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42443766

Latitude: 32.6979503427

**TAD Map:** 2138-372 **MAPSCO:** TAR-098D

Longitude: -97.036981568

Address: 2325 W WARRIOR TR

City: GRAND PRAIRIE

Georeference: 8397F-1-2R1B

**Subdivision:** CORNELIUS ADDITION **Neighborhood Code:** Veterinary General

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

## PROPERTY DATA

Legal Description: CORNELIUS ADDITION Block 1

Lot 2R1B

Jurisdictions: Site Number: 800042176

CITY OF GRAND PRAIRIE (038)

Site Name: Penny Paws Animal Clinic

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

Site Manie: Ferrity Faws Annihar Clinic

Site Manie: Ferrity Faws Annihar Clinic

Site Manie: Ferrity Faws Annihar Clinic

TARRANT COUNTY COLLEGE (225) Parcels: 1

ARLINGTON ISD (901) Primary Building Name: 42443766/Penny Paws

State Code: F1Primary Building Type: CommercialYear Built: 2019Gross Building Area\*\*\*: 4,646Personal Property Account: MultiNet Leasable Area\*\*\*: 4,646Agent: ARTHUR P VELTMAN ASSOCIATES INC (PAGENT Complete: 100%

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

+++ Rounded.

## OWNER INFORMATION

Current Owner:

LOS CAZADORES HOLDINGS LLC

**Primary Owner Address:** 

507 W UFER

FREDERICKSBURG, TX 78624

**Deed Date:** 8/2/2018

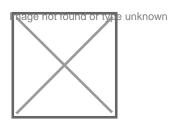
Deed Volume: Deed Page:

**Instrument:** D218155239

Previous Owners	Date	Instrument	Deed Volume	Deed Page
R CORNELIUS LAND LLC	8/2/2018	D215230592		

08-07-2025 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$1,051,661	\$187,272	\$1,238,933	\$1,238,933
2024	\$976,276	\$187,272	\$1,163,548	\$1,163,548
2023	\$976,276	\$187,272	\$1,163,548	\$1,163,548
2022	\$976,276	\$187,272	\$1,163,548	\$1,163,548
2021	\$976,276	\$187,272	\$1,163,548	\$1,163,548
2020	\$976,276	\$187,272	\$1,163,548	\$1,163,548

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.

08-07-2025 Page 2

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