



Address: [9001 TEHAMA RIDGE PKWY](#)
City: FORT WORTH
Georeference: 32942M-B-4R6
Subdivision: PRESIDIO, THE
Neighborhood Code: RET-Alliance Corridor

Latitude: 32.9046775455
Longitude: -97.3229773587
TAD Map: 2054-448
MAPSCO: TAR-035B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PRESIDIO, THE Block B Lot 4R6
Jurisdictions:
CITY OF FORT WORTH (026)
Site Number: 800050917
TARRANT COUNTY (220)
Site Name: VETERINARY EMERGENCY GROUP/THE JOINT/RED WING/CRUMBL COOKIE/BRID
TARRANT REGIONAL WATER DISTRICT (223)
Site Class: RETNBHD - Retail Neighborhood Shopping Center
TARRANT COUNTY HOSPITAL (224)
Parcels: 1
TARRANT COUNTY COLLEGE (225)
Primary Building Name: VETERINARY EMERGENCY GROUP/THE JOINT/RED WING/CRUMBL
COOKIE/BRID
State Code: P1
Primary Building Type: Commercial
Year Built: 2020
Gross Building Area+++ 17,820lti
Personal Property Account: Multi
Net Leasable Area+++ 17,820
TARRANT COUNTY TAX ADVISORS (13018)
Percent Complete: 100%
Land Sqft * : 93,218
Land Acres * : 2.1400
Pool: N

Notice Sent Date: 4/15/2025
Notice Value: \$8,532,572
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:
CC ARK II LLC
Primary Owner Address:
903 N 47TH ST
ROGERS, AR 72756

Deed Date: 6/10/2024
Deed Volume:
Deed Page:
Instrument: [D224101778](#)



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	\$6,668,212	\$1,864,360	\$8,532,572	\$8,532,572
2024	\$4,266,569	\$1,864,360	\$6,130,929	\$6,130,929
2023	\$1,684,189	\$1,859,699	\$3,543,888	\$3,543,888
2022	\$1,354,202	\$1,859,699	\$3,213,901	\$3,213,901
2021	\$2,007,499	\$1,859,699	\$3,867,198	\$3,867,198
2020	\$42,562	\$745,744	\$788,306	\$788,306

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.