

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42726415

Latitude: 32.9028246152 Longitude: -97.4493291581

**TAD Map:** 2012-448 MAPSCO: TAR-031C



City:

Georeference: A1009-1B

Subdivision: MERRELL, SARAH E SURVEY

Neighborhood Code: 2N400J

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

PROPERTY DATA Site Number: 800066569

SURVEY Abstract 1009 Tract 1B AG BOUNDARY SPLI

Legal Description: MERRELL SARAH E SURVEY
Abstract 1009 Tracite Class WATER Bistential - Vacant Land

BOUNDARY SPLParcels: 2

Approximate Size+++: 0 Jurisdictions: State Code: C1 Percent Complete: 0% Year Built: 0 **Land Sqft**\*: 29,475 Personal Property Aggregates NOA6770

Agent: None Pool: N

**Notice Sent** Date: 4/15/2024

**Notice Value: \$246,800** 

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

LAFRONTERA DEVELOPMENT LLC

**Primary Owner Address:** 1000 TEXAN TR STE 200

GRAPEVINE, TX 76051-3777

**Deed Date: 8/21/2024** 

**Deed Volume: Deed Page:** 

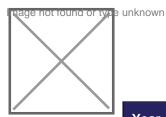
Instrument: D224149801

## **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.

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



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2023	\$0	\$135,000	\$135,000	\$135,000
2022	\$0	\$99,442	\$99,442	\$99,442
2021	\$0	\$109,219	\$109,219	\$109,219
0	\$0	\$0	\$0	\$0

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.

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