

# Tarrant Appraisal District Property Information | PDF Account Number: 01604570

### Address: 617 ROYAL AVE

City: GRAND PRAIRIE Georeference: 24110-B-21 Subdivision: LOBB-MILLIORN SUBDIVISION Neighborhood Code: 1C041H Latitude: 32.7352097557 Longitude: -97.0374615408 TAD Map: 2138-388 MAPSCO: TAR-084M





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

### **PROPERTY DATA**

### Legal Description: LOBB-MILLIORN SUBDIVISION Block B Lot 21

#### Jurisdictions:

CITY OF GRAND PRAIRIE (038) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901)

#### State Code: A

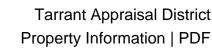
Year Built: 2016

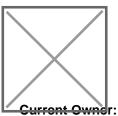
Personal Property Account: N/A Agent: None Site Number: 01604570 Site Name: LOBB-MILLIORN SUBDIVISION-B-21 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,170 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,100 Land Acres<sup>\*</sup>: 0.1859 Pool: N

#### +++ Rounded.

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

### **OWNER INFORMATION**





GRAND PRAIRIE URBAN RENEWAL AG

Primary Owner Address: PO BOX 534045 GRAND PRAIRIE, TX 75053-4045 Deed Date: 8/31/1994 Deed Volume: 0011749 Deed Page: 0000330 Instrument: 00117490000330

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAND PRAIRIE CITY OF	5/28/1991	00102740001988	0010274	0001988
TURNER SAMUEL	12/31/1900	00074580001645	0007458	0001645

## 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	\$0	\$0	\$0	\$0
2024	\$180,917	\$64,800	\$245,717	\$245,717
2023	\$186,225	\$35,000	\$221,225	\$221,225
2022	\$144,397	\$10,000	\$154,397	\$154,397
2021	\$121,863	\$10,000	\$131,863	\$131,863
2020	\$75,033	\$10,000	\$85,033	\$85,033

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**

### • PUBLIC PROPERTY 11.11

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.