

# Tarrant Appraisal District Property Information | PDF Account Number: 02283034

### Address: 12528 BERESTIEN

City: TARRANT COUNTY Georeference: 33200-56-44-10 Subdivision: PYRAMID ACRES SUBDIVISION Neighborhood Code: 4A100H Latitude: 32.5691656842 Longitude: -97.5525079618 TAD Map: 1982-328 MAPSCO: TAR-113J





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

### PROPERTY DATA

Legal Description: PYRAMID ACRES SUBDIVISION Block 56 Lot 44 BLK 56 E PT LOT 44 BAL IN PARKER CNTY

#### Jurisdictions:

TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ALEDO ISD (921) State Code: D1

Year Built: 0

 Personal Property Account: N/A
 Land A

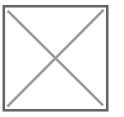
 Agent: PINNACLE PROPERTY TAX ADVISORS (09936) N

Protest Deadline Date: 5/15/2025

Site Number: 02283034 Site Name: PYRAMID ACRES SUBDIVISION-56-44-10 Site Class: ResAg - Residential - Agricultural Parcels: 1 Approximate Size<sup>+++</sup>: 0 Percent Complete: 0% Land Sqft<sup>\*</sup>: 14,113 Land Acres<sup>\*</sup>: 0.3240

+++ Rounded.

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



#### **OWNER INFORMATION**

#### Current Owner: RNR PRODUCTION LAND & CATTLE COMPANY INC Primary Owner Address: 14531 HWY 377 S FORT WORTH, TX 76126-5440

Deed Date: 10/31/2012 Deed Volume: 000000 Deed Page: 0000000 Instrument: D212275486

| Previous Owners           | Date       | Instrument                              | Deed Volume | Deed Page |
|---------------------------|------------|---|-------------|-----------|
| LYNCH MARY ROSALIE GUNTER | 12/31/1900 | 000000000000000000000000000000000000000 | 000000      | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$0                | \$810       | \$810        | \$17             |
| 2023 | \$0                | \$810       | \$810        | \$19             |
| 2022 | \$0                | \$810       | \$810        | \$20             |
| 2021 | \$0                | \$810       | \$810        | \$21             |
| 2020 | \$0                | \$810       | \$810        | \$21             |

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**

#### • AGRICULTURAL 1D1 23.51

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.