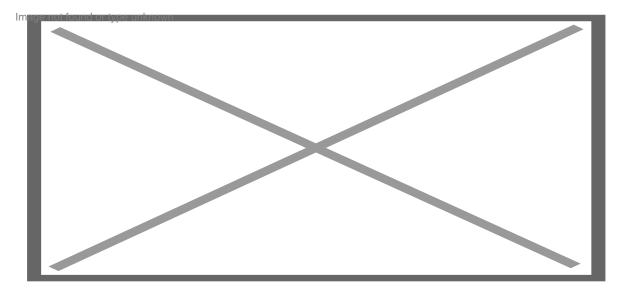


Tarrant Appraisal District Property Information | PDF Account Number: 02653109

Address: 1700 WATAUGA RD

City: BLUE MOUND Georeference: 37080-4-1 Subdivision: SAGINAW PARK ADDITION Neighborhood Code: RET-Northwest Tarrant County General Latitude: 32.8612029012 Longitude: -97.338836136 TAD Map: 2048-432 MAPSCO: TAR-034Z





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

PROPERTY DATA

Legal Description: SAGINAW PARK ADDITION Block 4 Lot 1

Jurisdictions:

CITY OF BLUE MOUND (004) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

State Code: F1

Year Built: 2002

Personal Property Account: 13598414

Agent: None Protest Deadline Date: 5/15/2025

+++ Rounded.

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

Site Number: 80811728 Site Name: TRUCK TECHNIQUES Site Class: RETGen - Retail-General/Specialty Parcels: 1 Primary Building Name: TRUCK TECHNIQUES / 02653109 Primary Building Type: Commercial Gross Building Area⁺⁺⁺: 2,520 Net Leasable Area⁺⁺⁺: 2,400 Percent Complete: 100% Land Sqft^{*}: 11,848 Land Acres^{*}: 0.2719 Pool: N



OWNER INFORMATION

Current Owner: PEREZ J JUAN PEREZ MARIA HERLINDA Primary Owner Address: 105 WAGGOMAN RD FORT WORTH, TX 76131-1123

Deed Date: 4/26/1996 Deed Volume: 0012355 Deed Page: 0001782 Instrument: 00123550001782

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GLEN PARK DEV CO INC	5/1/1995	00123410000699	0012341	0000699
BLUE MOUND CITY OF	12/7/1993	00113660000162	0011366	0000162
GLEN PARK DEVELOPMENT INC	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	\$257,028	\$17,772	\$274,800	\$274,800
2023	\$257,028	\$17,772	\$274,800	\$274,800
2022	\$241,116	\$17,772	\$258,888	\$258,888
2021	\$224,228	\$17,772	\$242,000	\$242,000
2020	\$234,228	\$17,772	\$252,000	\$252,000

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.