

Account Number: 03842746



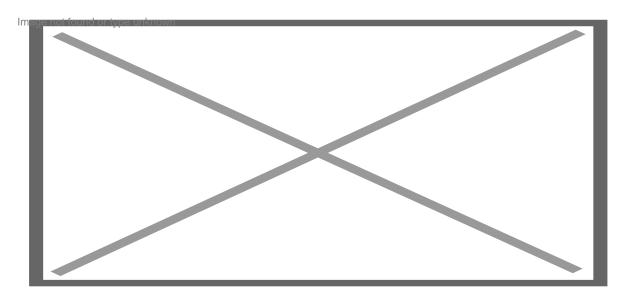
Address: 5530 JESSICA LN
City: TARRANT COUNTY
Georeference: A 393-10F

Subdivision: DAVIDSON, WASH SURVEY **Neighborhood Code:** OFC-South Tarrant County

Latitude: 32.6015176425 Longitude: -97.2086434517

TAD Map: 2084-340 **MAPSCO:** TAR-108X





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

PROPERTY DATA

Legal Description: DAVIDSON, WASH SURVEY

Abstract 393 Tract 10F

Jurisdictions: Site Number: 80876296
TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222)

TARRANT COUNTY HOSPITAL CLASS: LandVacComNomImp - Commercial Land with Nominal Imp Value

TARRANT COUNTY COLLETO 125%

MANSFIELD ISD (908)

State Code: EC

Year Built: 0

Personal Property Account: Net Leasable Area +++: 0

Agent: K E ANDREWS & COMBANN (00 175) lete: 0%

Protest Deadline Date:
5/15/2025

Primary Building Name:

Primary Building Name:

Gross Building Area +++: 0

Area +++: 0

Land Sqft*: 522,720

Land Acres*: 12.0000

+++ Rounded. Pool: N

* This represents one of a hierarchy

of possible values ranked in the following order: Recorded, Computed, System, Calculated.

03-14-2025 Page 1



OWNER INFORMATION

Current Owner:

374 LAND PARTNERS LP

Primary Owner Address:

10210 N CENTRAL EXPWY SUITE 300

DALLAS, TX 75231

Deed Date: 12/14/2023

Deed Volume:

Deed Page:

Instrument: D223221477

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUCHHOLTZ WOLF VON;GOURLEY JOHN D;LDJ PROPERTIES LTD;LUMBERMILLER LP;MADISON CORKWOOD LTD;MADISON TCT LTD;TEETER ROBERT W	11/30/2016	D216279235		
FWD PROPERTY INVESTORS ETAL	5/28/2008	D208204603	0000000	0000000
FINCHER & RAMBO MATERIALS INC	2/13/2002	00154720000346	0015472	0000346
FINCHER BROTHERS INC	12/31/1900	00000000000000	0000000	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. Tarrant County Tax Office Account Information.

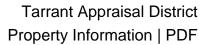
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$0	\$31,363	\$31,363	\$31,363
2023	\$0	\$31,363	\$31,363	\$31,363
2022	\$0	\$31,363	\$31,363	\$31,363
2021	\$0	\$31,363	\$31,363	\$31,363
2020	\$0	\$31,363	\$31,363	\$31,363

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

03-14-2025 Page 2

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





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.

03-14-2025 Page 3