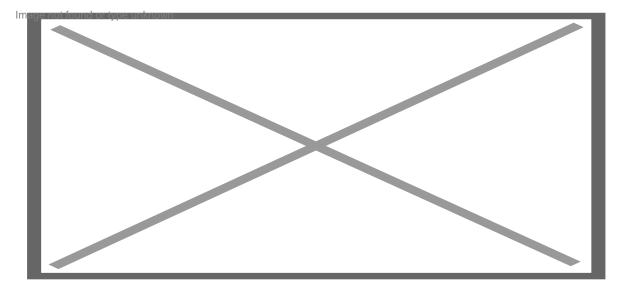


# Tarrant Appraisal District Property Information | PDF Account Number: 04188632

## Address: 581 S CHERRY LN

City: WHITE SETTLEMENT Georeference: A1444-1C Subdivision: SIMPSON, L W SURVEY Neighborhood Code: OFC-West Tarrant County Latitude: 32.756865996 Longitude: -97.4504781997 TAD Map: 2012-396 MAPSCO: TAR-059Z





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

### PROPERTY DATA

Legal Description: SIMPSON, L W SURVEY Abstract 1444 Tract 1C

Pool: N

Jurisdictions: Site Number: 8 CITY OF WHITE SETTLEMEN 80791034 ĊAŇŤ 09/15/2007 TARRANT COUNTY (220) TARRANT COUNT CHASS OF ALOW Rise TARRANT CO**DATES** (225) WHITE SETTLEHINE SETTLEHINE SUICED 9/15/2007 / 04188632 State Code: F1 Primary Building Type: Commercial Year Built: 1980Gross Building Area+++: 4,700 Personal Properties A reasulte A reasulte A reasulte 3,700 Agent: None Percent Complete: 100% Protest Land Sqft\*: 25,700 **Deadline Date:** Land Acres\*: 0.5900 5/15/2025

+++ Rounded.

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





#### **OWNER INFORMATION**

#### Current Owner: KELLY NIX INC

Primary Owner Address: 175 BROCK SPRINGS TRL WEATHERFORD, TX 76087 Deed Date: 9/14/2021 Deed Volume: Deed Page: Instrument: D221268350

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIX KELLY	11/23/2010	D210290908	000000	0000000
FC-WYATT LLC	7/2/2008	D208271113	000000	0000000
MARCUS CABLE ASSOC LLC	4/23/1998	D203328062	0017150	0000062
MARCUS CABLE ASSOC LLC	10/31/1995	00121750000034	0012175	0000034
SAMMONS COMMUNICATIONS 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	\$158,019	\$123,360	\$281,379	\$281,379
2023	\$158,019	\$123,360	\$281,379	\$281,379
2022	\$125,391	\$123,360	\$248,751	\$248,751
2021	\$125,391	\$123,360	\$248,751	\$248,751
2020	\$125,391	\$123,360	\$248,751	\$248,751

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.