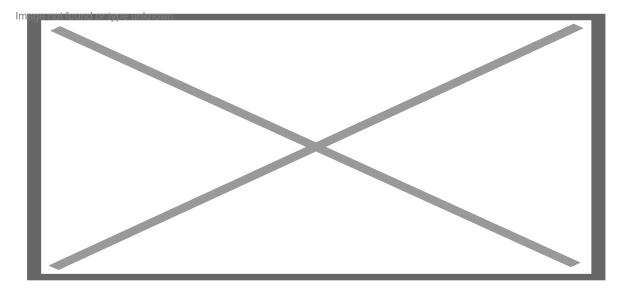


Tarrant Appraisal District Property Information | PDF Account Number: 04617770

Address: 2295 E SEMINARY DR

City: FORT WORTH Georeference: A1768-4 Subdivision: ARMENDARIS, JUAN SURVEY Neighborhood Code: Utility General Latitude: 32.6863717877 Longitude: -97.3010088766 TAD Map: 2060-368 MAPSCO: TAR-091H



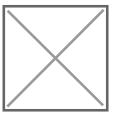


This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ARMENDARIS, JUAN S Abstract 1768 Tract 4 & 4A A694 TR 2J A 94 A1649 TR 2J			
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905)	Site Number: 80394353 Site Name: 80394353 (223) Site Class: LandVacantComm - Vacant Land -Commercial Parcels: 1 Primary Building Name:		
State Code: C1C	Primary Building Type:		
Year Built: 0	Gross Building Area ⁺⁺⁺ : 0		
Personal Property Account: N/A	Net Leasable Area ⁺⁺⁺ : 0		
Agent: PROPERTY TAX PARTNERS LLC (Protest Deadline Date: 5/15/2025	Land Sqft*: 1,971,961		
+++ Rounded.	Land Acres [*] : 45.2700		
* This represents one of a hierarchy of possible values ra	_{anked} Pool: N		

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



OWNER INFORMATION

Current Owner:

TOTAL E&P USA REAL ESTATE LLC

Primary Owner Address: PO BOX 17180

FORT WORTH, TX 76102

Deed Date: 11/1/2016 Deed Volume: Deed Page: Instrument: D216266568

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHESAPEAKE LAND DEV CO LLC	2/13/2009	D209053915	000000	0000000
CHESAPEAKE EXPLORATION LP	TION LP 12/28/2006 <u>D206409245</u>		000000	0000000
DALE RESOURCES LLC	1/19/2006	D206019530	000000	0000000
INDUS JV	9/6/1984	00079420000827	0007942	0000827
STRANGE BOOTH	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	\$578,347	\$578,347	\$578,347
2023	\$0	\$578,347	\$578,347	\$578,347
2022	\$0	\$578,347	\$578,347	\$578,347
2021	\$0	\$736,958	\$736,958	\$736,958
2020	\$0	\$736,958	\$736,958	\$736,958

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.