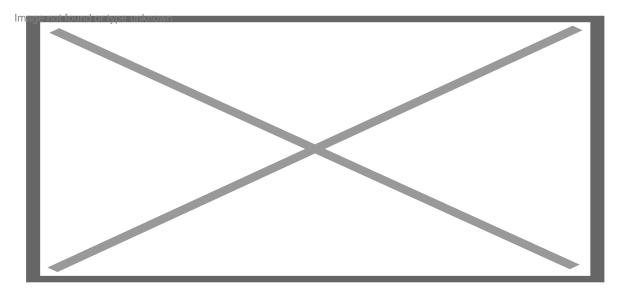


# Tarrant Appraisal District Property Information | PDF Account Number: 04681762

### Address: 4400 ELLIS RANCH TR

City: FORT WORTH Georeference: A 943-1P12 Subdivision: LOVING, S P SURVEY Neighborhood Code: 1H050D Latitude: 32.7010181045 Longitude: -97.3003100818 TAD Map: 2060-376 MAPSCO: TAR-091D





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

## PROPERTY DATA

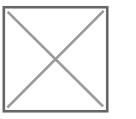
# **Legal Description:** LOVING, S P SURVEY Abstract 943 Tract 1P12

#### Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 80409695
TARRANT COUNTY (220)	
TARRANT REGIONAL WATER DISTRICT (2	Site Name: LOVING, S P SURVEY Abstract 943 Tract 1P12
TARRANT COUNTY HOSPITAL (224)	Site Class: C1 - Residential - Vacant Land
TARRANT COUNTY COLLEGE (225)	Parcels: 1
FORT WORTH ISD (905)	Approximate Size***: 0
State Code: C1	Percent Complete: 0%
Year Built: 0	Land Sqft <sup>*</sup> : 247,044
Personal Property Account: N/A	Land Acres <sup>*</sup> : 5.6710
Agent: None	Pool: N
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.



## **OWNER INFORMATION**

#### Current Owner:

PINNACLE PROPERTIES OF TEXAS LLC

#### Primary Owner Address:

7045 PORTOBELLO DR PLANO, TX 75024 Deed Date: 1/20/2025 Deed Volume: Deed Page: Instrument: D225012273

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EAGLE 2022 LLC	3/15/2022	D222069675		
KESHWANI RAMZAN A	2/25/2022	D222054762		
SININIAN DEVELOPMENT	9/30/2002	00160200000132	0016020	0000132
MCPHERSON B C;MCPHERSON E LITTLEJOHN	1/11/2001	00147040000369	0014704	0000369
FORT WORTH CITY OF	5/10/1999	00138130000292	0013813	0000292
MATHIS WELTHA JUNE	6/1/1995	00133470000087	0013347	0000087
FORT WORTH CITY OF	5/31/1995	00119970001088	0011997	0001088
MATHIS WELTHA JUNE	7/21/1993	00111640001309	0011164	0001309
BLUM MARVIN E-ADMINISTRATOR	4/23/1991	00103500000567	0010350	0000567
MATHIS LESTER W	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	\$272,212	\$272,212	\$272,212
2023	\$0	\$272,212	\$272,212	\$272,212
2022	\$0	\$126,106	\$126,106	\$126,106
2021	\$0	\$126,106	\$126,106	\$126,106
2020	\$0	\$126,106	\$126,106	\$126,106

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.