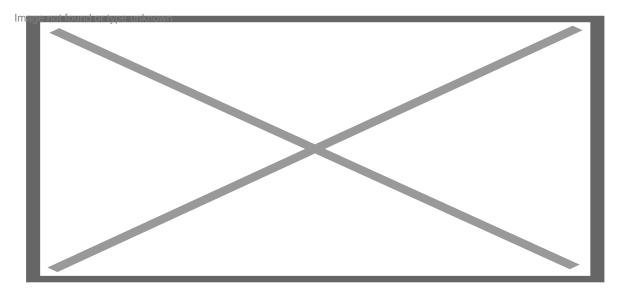


Tarrant Appraisal District Property Information | PDF Account Number: 04681762

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

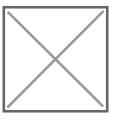
Legal Description: LOVING, S P SURVEY Abstract 943 Tract 1P12

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 [*] : 247,044
Personal Property Account: N/A	Land Acres [*] : 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.