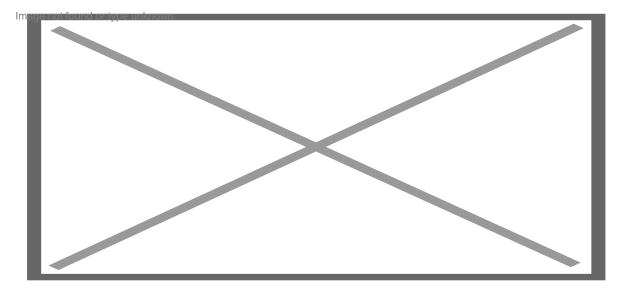


# Tarrant Appraisal District Property Information | PDF Account Number: 06591752

# Address: 4605 COLLEYVILLE BLVD

City: COLLEYVILLE Georeference: 6908J-1-2A Subdivision: CENTERPARK ADDITION Neighborhood Code: Food Service General Latitude: 32.8773123647 Longitude: -97.1592904443 TAD Map: 2102-440 MAPSCO: TAR-039R





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

## PROPERTY DATA

#### Legal Description: CENTERPARK ADDITION Block 1 Lot 2A Jurisdictions: Site Number: 80659659 CITY OF COLLEYVILLE (005) Site Name: SHIPLEYS DONUTS **TARRANT COUNTY (220)** TARRANT COUNTY HOSPITAL (22 Site Class: FSFastFood - Food Service-Fast Food Restaurant TARRANT COUNTY COLLEGE (225) arcels: 1 GRAPEVINE-COLLEYVILLE ISD (90%)imary Building Name: SHIPLEYS DONUTS / VACANT/ 06591752 State Code: F1 Primary Building Type: Commercial Year Built: 1992 Gross Building Area+++: 1,196 Personal Property Account: 149751 Met Leasable Area +++: 1,196 Agent: INTEGRATAX (00753) Percent Complete: 100% Protest Deadline Date: 5/15/2025 Land Sqft\*: 22,089 Land Acres<sup>\*</sup>: 0.5070 +++ Rounded. \* This represents one of a hierarchy of possible Pool: N values ranked in the following order: Recorded,





# OWNER INFORMATION

Current Owner: 4605 COLLEYVILLE LTD

Primary Owner Address: 7047 CURRIN DR DALLAS, TX 75230-3527 Deed Date: 3/25/2014 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D214076737

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TROW BRADLEY M	1/18/2002	00154440000169	0015444	0000169
COMPASS BANK	11/5/2001	00152860000279	0015286	0000279
JUNG KIM WAN	3/17/2000	00143030000280	0014303	0000280
WAN FU ENTERPRISES	7/23/1998	00134010000545	0013401	0000545
KFC NATIONAL MANAGEMENT CO	1/1/1993	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$161,166	\$88,834	\$250,000	\$250,000
2023	\$0	\$240,000	\$240,000	\$240,000
2022	\$5,822	\$265,068	\$270,890	\$270,890
2021	\$123,632	\$265,068	\$388,700	\$388,700
2020	\$123,632	\$265,068	\$388,700	\$388,700

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.