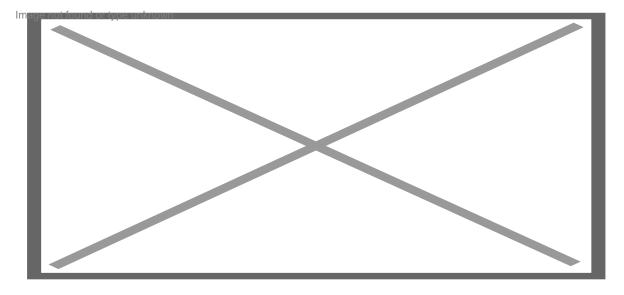


# Tarrant Appraisal District Property Information | PDF Account Number: 07352212

#### Address: 1804 NE LOOP 820

City: FORT WORTH Georeference: 48550-18-1RA1-10 Subdivision: GSID BUS PK - MARK IV Neighborhood Code: Auto Sales General Latitude: 32.8387722239 Longitude: -97.3298793576 TAD Map: 2048-424 MAPSCO: TAR-049E



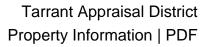


This map, content, and location of property is provided by Google Services.

## **PROPERTY DATA**

Legal Description: GSID BUS PK - MARK IV Block 18 Lot 1RA1AR & 1RA1BR				
Jurisdictions: CITY OF FORT WORTH (026)				
TARRANT COUNTY (220)	Site Number: 80760384			
TARRANT REGIONAL WATER DISTRIC	Site Name: FREIGHTLINER TRUCKS			
TARRANT COUNTY HOSPITAL (224)	Site Class: ASLtd - Auto Sales-Limited Service Dealership			
TARRANT COUNTY COLLEGE (225)	Parcels: 1			
EAGLE MTN-SAGINAW ISD (918)	Primary Building Name: FREIGHTLINER TRUCKS / 07352212			
State Code: F1	Primary Building Type: Commercial			
Year Built: 1998	Gross Building Area <sup>+++</sup> : 71,485			
Personal Property Account: 10172734	Net Leasable Area <sup>+++</sup> : 71,485			
Agent: AMERICAN PROPERTY SERVICE \$ 6005117 Complete: 100%				
Protest Deadline Date: 5/15/2025	Land Sqft*: 435,654			
+++ Rounded.	Land Acres <sup>*</sup> : 10.0012			
* This represents one of a hierarchy of possible values	Pool: N			

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





#### **OWNER INFORMATION**

Current Owner: BOWEN & ASSOC LLC

Primary Owner Address: 5301 W I 40 SERVICE RD OKLAHOMA CITY, OK 73128-1211 Deed Date: 1/1/1999 Deed Volume: 0000000 Deed Page: 0000000 Instrument: 00000000000000

## 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	\$2,257,384	\$1,742,616	\$4,000,000	\$4,000,000
2023	\$2,178,384	\$1,742,616	\$3,921,000	\$3,921,000
2022	\$1,831,634	\$1,742,616	\$3,574,250	\$3,574,250
2021	\$1,577,384	\$1,742,616	\$3,320,000	\$3,320,000
2020	\$1,557,384	\$1,742,616	\$3,300,000	\$3,300,000

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.