Tarrant Appraisal District Property Information | PDF

Account Number: 41307119

Address: 1940 ENCHANTED WAY

City: GRAPEVINE

Georeference: 15243-2-4

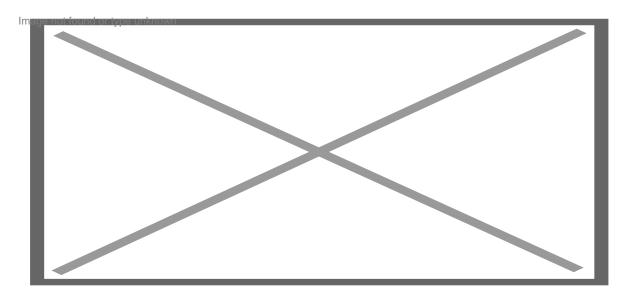
Subdivision: GENESIS ADDITION

Neighborhood Code: OFC-Northeast Tarrant County

Latitude: 32.9569932072 Longitude: -97.0357624946

TAD Map: 2138-468 MAPSCO: TAR-028D





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

PROPERTY DATA

Legal Description: GENESIS ADDITION Block 2 Lot

4

Jurisdictions:

CITY OF GRAPEVINE (011) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) **GRAPEVINE-COLLEYVILLE ISD (906)**

State Code: F1 Year Built: 2007

Personal Property Account: <u>14761918</u>

Agent: None

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

Site Number: 80877146

Site Name: 1940 Enchanted Way

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: OFFICE / 41307119

Primary Building Type: Commercial Gross Building Area+++: 26,720 Net Leasable Area+++: 24,595 Percent Complete: 100%

Land Sqft*: 66,094 Land Acres*: 1.5173

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OWNER INFORMATION

Current Owner: ENCHANTED OFFICE LLC Primary Owner Address:

8501 CROSS TIMBERS RD FLOWER MOUND, TX 75022

Deed Date: 5/4/2023

Deed Volume: Deed Page:

Instrument: D223077688

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UNITED CELLULAR INC	7/15/2011	D211171966	0000000	0000000
CAPITAL ONE NA	11/3/2009	D209290225	0000000	0000000
NN ENCHANTED LLC	1/1/2007	00000000000000	0000000	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	\$2,953,436	\$396,564	\$3,350,000	\$3,350,000
2023	\$2,953,436	\$396,564	\$3,350,000	\$3,350,000
2022	\$2,523,436	\$396,564	\$2,920,000	\$2,920,000
2021	\$2,505,769	\$395,564	\$2,901,333	\$2,901,333
2020	\$2,504,769	\$396,564	\$2,901,333	\$2,901,333

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.