

## LOCATION

**Address:** [5040 S STATE HWY 360](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 12862-1-2  
**Subdivision:** EQUESTRIAN CROSSING  
**Neighborhood Code:** Car Wash General

**Latitude:** 32.6504563475  
**Longitude:** -97.0603428017  
**TAD Map:** 2132-356  
**MAPSCO:** TAR-112B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EQUESTRIAN CROSSING Block  
 1 Lot 2

**Jurisdictions:**

- CITY OF GRAND PRAIRIE (038)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

**Site Number:** 80873511  
**Site Name:** MINT CONDITION CAR WASH  
**Site Class:** CWAUTO - Car Wash-Automatic

**Parcels:** 1

**State Code:** F1

**Primary Building Name:** MINT CONDITION CARWASH / 41381637

**Year Built:** 2008

**Primary Building Type:** Commercial

**Personal Property Account:** [14582754](#)

**Gross Building Area<sup>+++</sup>:** 5,443

**Net Leasable Area<sup>+++</sup>:** 5,443

**Agent:** OCONNOR & ASSOCIATES (0426)

**Percent Complete:** 100%

**Protest Deadline Date:** 5/15/2025

**Land Sqft<sup>\*</sup>:** 40,001

**Land Acres<sup>\*</sup>:** 0.9183

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**Pool:** N

## OWNER INFORMATION

**Current Owner:**

RIVERSIDE LAND MANAGEMENT LLC

**Primary Owner Address:**

2629 ROCKY TRAIL RD  
 DIAMOND BAR, CA 91765

**Deed Date:** 6/14/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218131107](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YK CAR WASH ENTERPRISE INC	4/5/2012	<a href="#">D212086151</a>	0000000	0000000
\$3 CARWASH LP	1/1/2008	00000000000000	0000000	0000000

## VALUES

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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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$1,279,992	\$320,008	\$1,600,000	\$1,600,000
2023	\$1,198,712	\$320,008	\$1,518,720	\$1,518,720
2022	\$1,198,712	\$320,008	\$1,518,720	\$1,518,720
2021	\$1,054,992	\$320,008	\$1,375,000	\$1,375,000
2020	\$1,179,992	\$320,008	\$1,500,000	\$1,500,000

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

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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.