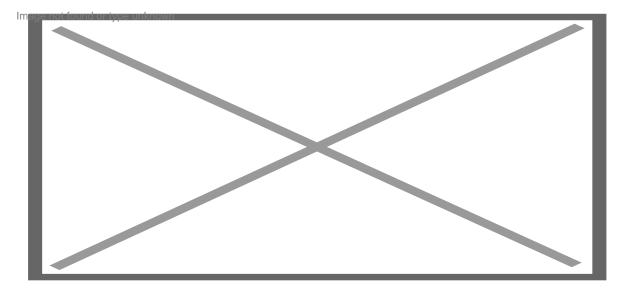


Tarrant Appraisal District Property Information | PDF Account Number: 43059778

Address: <u>645 UNION STOCKYARD BLVD</u> City: FORT WORTH Georeference: 22181-7-1 Subdivision: KAIROI STOCKYARDS MULTIFAMILY Neighborhood Code: APT-Fort Worth Northside

Latitude: 32.7905717918 Longitude: -97.343071701 TAD Map: 2048-408 MAPSCO: TAR-062G





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

PROPERTY DATA

| \$ | | | | |
|---|--|--|--|--|
| Legal Description: KAIROI STOCK MULTIFAMILY Block 7 Lot 1 | YARDS | | | |
| Jurisdictions: | | | | |
| CITY OF FORT WORTH (026) | | | | |
| TARRANT COUNTY (220) | 0 % N 1 00000000 | | | |
| TARRANT REGIONAL WATER D | Site Number: 800089233 | | | |
| | Site Name: KAIROI APT PCTC | | | |
| TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) | | | | |
| TARRANT COUNTY COLLEGE (225) | | | | |
| CFW PID #11 - STOCKYARDS (6 | | | | |
| FORT WORTH ISD (905) | Primary Building Name: 660 UNION STOCKYARD BLVD / 43059778 | | | |
| State Code: BC | Primary Building Type: Multi-Family | | | |
| Year Built: 2024 | Gross Building Area ⁺⁺⁺ : 436,844 | | | |
| Personal Property Account: N/A | Net Leasable Area ⁺⁺⁺ : 436,844 | | | |
| Agent: RYAN LLC (00320) | Percent Complete: 55% | | | |
| Protest Deadline Date: 5/15/2025 | Land Sqft*: 54,646 | | | |
| +++ Rounded. | Land Acres [*] : 1.2545 | | | |
| * This represents one of a hierarchy of possib | le Pool: N | | | |

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



OWNER INFORMATION

Current Owner: KDP STOCKYARDS LLC

Primary Owner Address: 711 NAVARRO ST SUITE 400 SAN ANTONIO, TX 78205 Deed Date: Deed Volume: Deed Page: Instrument:

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 | \$114,757 | \$114,757 | \$114,757 |
| 0 | \$0 | \$0 | \$0 | \$0 |

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.