

# **Tarrant Appraisal District** Property Information | PDF Account Number: 01022792

# LOCATION

#### Address: 2727 MERIDA AVE

Longitude: -97.3548482031 City: FORT WORTH TAD Map: 2042-380 **Georeference:** 14810-9-14 MAPSCO: TAR-076T Subdivision: FRISCO HEIGHTS ADDITION Neighborhood Code: APT-Southwest Fort Worth (Bryant Irvin/Hulen)

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

## **PROPERTY DATA**

| Legal Description: FRISCO HEIGHTS ADDITIO<br>Block 9 Lot 14  | Ν  |
|--|--|
| Jurisdictions:<br>CITY OF FORT WORTH (026)<br>TARRANT COUNTY (220)<br>TARRANT REGIONAL WATER DISTRICT (223)<br>TARRANT COUNTY HOSPITAL (224)<br>TARRANT COUNTY COLLEGE (225)<br>FORT WORTH ISD (905) | Site Number: 80882253<br>Site Name: VILLAGE EAST APARTMENTS<br>Site Class: Dorm - Apartment-Dormitory/Student Housing<br>Parcels: 16<br>Primary Building Name: 2816 SANDAGE / 01023489 |
| State Code: BC   | Primary Building Type: Multi-Family  |
| Year Built: 2012   | Gross Building Area <sup>+++</sup> : 3,468   |
| Personal Property Account: N/A   | Net Leasable Area <sup>+++</sup> : 3,348   |
| Agent: None<br>Protest Deadline Date: 5/15/2025  | Percent Complete: 100%<br>Land Sqft <sup>*</sup> : 6,250<br>Land Acres <sup>*</sup> : 0,1434   |
| <ul> <li>* This represents one of a hierarchy of possible values ranked<br/>in the following order: Recorded, Computed, System,<br/>Calculated.</li> </ul>   | Pool: N  |

### **OWNER INFORMATION**

#### **Current Owner:**

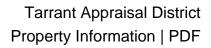
VILLAGE EAST STUDENT HOUSING LLC NPRC INVESTMENTS LLC

**Primary Owner Address:** 1421 OREAD WEST ST STE B LAWRENCE, KS 66044

Deed Date: 8/30/2024 **Deed Volume: Deed Page:** Instrument: D224155930



Latitude: 32.711811223





| Previous Owners  | Date       | Instrument                              | Deed<br>Volume | Deed<br>Page |
|--|------------|---|----------------|--------------|
| NPRC INVESTMENTS LLC;SAVANNAH REALVEST<br>LLC;VILLAGE EAST STUDENT HOUSING LLC | 8/28/2024  | D224155825                              |                |              |
| NPRC INVESTMENTS LLC;VILLAGE EAST<br>STUDENT HOUSING LLC                       | 6/29/2024  | <u>D224115048</u>                       |                |              |
| MCVAY DRILLING CO;VILLAGE EAST STUDENT<br>HOUSING LLC                          | 6/28/2024  | <u>D224115047</u>                       |                |              |
| VILLAGE EAST STUDENT HOUSING LLC   | 11/9/2016  | D216265655                              |                |              |
| MERIDA AVENUE LLC  | 6/26/2013  | D213169159                              | 0000000        | 0000000      |
| SLAUGHTER IRREV CHILDRENS TR   | 10/21/1993 | 00112930000982                          | 0011293        | 0000982      |
| SLAUGHTER ROBERT HILL  | 12/31/1900 | 000000000000000000000000000000000000000 | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$395,220          | \$82,812    | \$478,032    | \$478,032        |
| 2023 | \$395,220          | \$82,812    | \$478,032    | \$478,032        |
| 2022 | \$400,713          | \$82,812    | \$483,525    | \$483,525        |
| 2021 | \$382,116          | \$82,812    | \$464,928    | \$464,928        |
| 2020 | \$382,116          | \$82,812    | \$464,928    | \$464,928        |

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.