

## LOCATION

**Address:** [LIVE OAK LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** A1765-1AA  
**Subdivision:** ARMENDARIS, JUAN SURVEY  
**Neighborhood Code:** Vacant Unplatted

**Latitude:** 32.8908251431  
**Longitude:** -97.4570602286  
**TAD Map:** 2012-444  
**MAPSCO:** TAR-031G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARMENDARIS, JUAN SURVEY  
Abstract 1765 Tract 1AA

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**Site Number:** 80880835  
**Site Name:** ST EML LLC  
**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 1

**State Code:** EC

**Primary Building Name:**

**Year Built:** 0

**Primary Building Type:**

**Personal Property Account:** N/A

**Gross Building Area**+++ : 0

**Agent:** None

**Net Leasable Area**+++ : 0

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

**Percent Complete:** 0%

**Land Sqft**\* : 20,974

**Land Acres**\* : 0.4815

+++ Rounded.

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

**Pool:** N

## OWNER INFORMATION

**Current Owner:**

EAGLE MOUNTAIN SMI JV LLC

**Deed Date:** 3/1/2017

**Primary Owner Address:**

17330 PRESTON RD STE 220A  
DALLAS, TX 75252

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217046684](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EAGLE MOUNTAIN SMI OPCO LLC	11/2/2012	<a href="#">D212272609</a>	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	\$0	\$13,633	\$13,633	\$13,633
2023	\$0	\$13,633	\$13,633	\$13,633
2022	\$0	\$13,633	\$13,633	\$13,633
2021	\$0	\$13,633	\$13,633	\$13,633
2020	\$0	\$13,633	\$13,633	\$13,633

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.