



Address: [321 W BELKNAP ST](#)
City: FORT WORTH
Georeference: 14437-17-1
Subdivision: FORT WORTH ORIGINAL TOWN
Neighborhood Code: OFC-Central Business District

Latitude: 32.7566131337
Longitude: -97.3352334456
TAD Map: 2048-396
MAPSCO: TAR-062Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FORT WORTH ORIGINAL
TOWN Block 17 Lot 1 & 2

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #1 - DOWNTOWN (601)
FORT WORTH ISD (905)

State Code: F1
Year Built: 1976
Personal Property Account: Multi
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$1,488,000
Protest Deadline Date: 5/31/2024

Site Number: 80881567
Site Name: TWO CITY PLACE - OFFICE/RETAIL
Site Class: OFCMidHigh - Office-Mid to High Rise
Parcels: 6
Primary Building Name: TWO CITY PLACE (NOT IN TIF) / 41229541
Primary Building Type: Commercial
Gross Building Area+++: 0
Net Leasable Area+++: 0
Percent Complete: 100%
Land Sqft*: 20,000
Land Acres*: 0.4591
Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
SREP-OCFPTX LLC
SREP-TCPFPTX LLC
Primary Owner Address:
5210 MCKINNEY AVE
DALLAS, TX 75205

Deed Date: 4/15/2022
Deed Volume:
Deed Page:
Instrument: [D222099343](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SREP-TCPFWTX LLC	4/14/2022	D222099343		
SREP-OCPCFWTX LLC	2/23/2011	D211044257	0000000	0000000
PNL FORT WORTH LP	12/31/2001	00153630000240	0015363	0000240
RUBIN BEN	9/8/1944	00016640000458	0001664	0000458

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	\$1,488,000	\$1,488,000	\$1,488,000
2024	\$0	\$1,488,000	\$1,488,000	\$1,488,000
2023	\$0	\$1,488,000	\$1,488,000	\$1,488,000
2022	\$0	\$1,488,000	\$1,488,000	\$1,488,000
2021	\$0	\$1,488,000	\$1,488,000	\$1,488,000
2020	\$0	\$1,488,000	\$1,488,000	\$1,488,000

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

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.