



Address: [2550 DOWNING DR](#)
City: FORT WORTH
Georeference: 5935-4-1
Subdivision: BURLINGTON INDUSTRIAL DISTRICT
Neighborhood Code: WH-Mark IV Parkway

Latitude: 32.8180690367
Longitude: -97.3233115953
TAD Map: 2054-416
MAPSCO: TAR-049T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BURLINGTON INDUSTRIAL DISTRICT Block 4 Lot 1 & 2 & PART OF CLOSED STREET

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1

Year Built: 1977

Personal Property Account: Multi

Agent: ELITE APPEALS LLC (05442)

Notice Sent Date: 5/1/2025

Notice Value: \$15,886,855

Protest Deadline Date: 5/31/2024

Site Number: 80033172

Site Name: SUNBELT WAREHOUSE CORP

Site Class: WHDist - Warehouse-Distribution

Parcels: 1

Primary Building Name: Low Rise Office, / 00383023

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 253,400

Net Leasable Area⁺⁺⁺: 253,400

Percent Complete: 100%

Land Sqft^{*}: 644,546

Land Acres^{*}: 14.7967

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:

ABERFEDLY LTD PARTNERSHIP

Primary Owner Address:

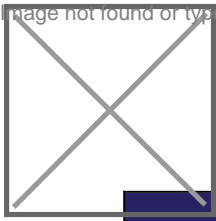
1221 ABRAMS RD STE 340
RICHARDSON, TX 75081-5581

Deed Date: 3/31/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212202089](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABERFELDY II LTD PRTNSHP	12/11/1997	00130100000070	0013010	0000070
ABERFEDLY LTD PARTNERSHIP	2/12/1992	00105350002050	0010535	0002050
RESOURCE SAVINGS ASSN	4/3/1990	00098910001237	0009891	0001237
D F W ZANE ALAN ASSOC LTD	12/7/1984	00080260001979	0008026	0001979
1ST CITY NATL BK OF HOUSTON	12/31/1900	00000000000000	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$13,953,217	\$1,933,638	\$15,886,855	\$15,886,855
2024	\$6,428,562	\$1,933,638	\$8,362,200	\$8,362,200
2023	\$5,668,362	\$1,933,638	\$7,602,000	\$7,602,000
2022	\$5,161,362	\$1,933,638	\$7,095,000	\$7,095,000
2021	\$5,805,908	\$1,289,092	\$7,095,000	\$7,095,000
2020	\$5,805,908	\$1,289,092	\$7,095,000	\$7,095,000

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.