



Latitude: 32.8505636283
Longitude: -97.2414086681
TAD Map: 2078-428
MAPSCO: TAR-051C



City:
Georeference: 21115-2-1
Subdivision: INDUSTRIAL PARK ADDITION
Neighborhood Code: IM-North Fort Worth General

Google Map or type unknown

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

PROPERTY DATA

Legal Description: INDUSTRIAL PARK ADDITION
Block 2 Lot 1

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: F2

Year Built: 0

Personal Property Account: Multi

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$7,864,165

Protest Deadline Date: 5/31/2024

Site Number: 80110797

Site Name: ESNA AEROSPACE

Site Class: IMHeavy - Industrial/Mfg-Heavy

Parcels: 1

Primary Building Name: ESNA AEROSPACE / 01429035

Primary Building Type: Industrial

Gross Building Area+++ : 129,052

Net Leasable Area+++ : 129,052

Percent Complete: 100%

Land Sqft* : 355,885

Land Acres* : 8.1699

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:

UB II FITZ LLC

Primary Owner Address:

9450 W BRYN MAWR AVE STE 750
ROSEMONT, IL 60018

Deed Date: 11/8/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212281616](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NL VENTURES VII IRON HORSE LLC	4/16/2009	D209102573	0000000	0000000
FITZ MANUFACTURING INDUSTRIES	4/13/2009	D209102572	0000000	0000000
AG/IRG NORTH RICHLAND HILL LLC	7/23/2007	D207262117	0000000	0000000
AVENT INC	12/31/2002	00168770000109	0016877	0000109
TECNOL ORTHOPEDIC PRO INC	12/1/1992	00109650001376	0010965	0001376
TECNOL MEDICAL PRODUCTS INC	2/7/1992	00105290001654	0010529	0001654
GRAHAM MAGNETICS INC	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	\$6,636,362	\$1,227,803	\$7,864,165	\$7,864,165
2024	\$6,636,362	\$782,947	\$7,419,309	\$7,419,309
2023	\$6,636,362	\$782,947	\$7,419,309	\$7,419,309
2022	\$5,944,956	\$782,947	\$6,727,903	\$6,727,903
2021	\$5,944,956	\$782,947	\$6,727,903	\$6,727,903
2020	\$5,944,956	\$782,947	\$6,727,903	\$6,727,903

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.