



**Address:** [1655 HICKORY DR](#)  
**City:** HALTOM CITY  
**Georeference:** 25720-1-6  
**Subdivision:** MELCHER INDUSTRIAL PK ADDITION  
**Neighborhood Code:** WH-Midway

**Latitude:** 32.7817535186  
**Longitude:** -97.2671632653  
**TAD Map:** 2066-404  
**MAPSCO:** TAR-064M



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MELCHER INDUSTRIAL PK  
ADDITION Block 1 Lot 6

**Jurisdictions:**  
HALTOM CITY (027)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** F1  
**Year Built:** 1985  
**Personal Property Account:** Multi  
**Agent:** RYAN LLC (00320)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$4,115,100  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80133517  
**Site Name:** 1655 HICKORY DR  
**Site Class:** WHStorage - Warehouse-Storage  
**Parcels:** 1  
**Primary Building Name:** 1655 HICKORY DR / 01756974  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 70,950  
**Net Leasable Area<sup>+++</sup>:** 70,950  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 194,713  
**Land Acres<sup>\*</sup>:** 4.4699  
**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:**  
WMGSA HICKORY OWNER LLC  
**Primary Owner Address:**  
4800 N FEDERAL HWY STE B-200-34  
BOCA RATON, FL 33431

**Deed Date:** 8/29/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224157390](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DFW SB INDUSTRIAL LLC	10/30/2020	<a href="#">D220280912</a>		
DFW THREE PROPERTIES LLC	8/30/2018	<a href="#">D218195925</a>		
SHAWNEE CAPITAL TRUST	12/31/2014	<a href="#">D214280481</a>		
CENTURY CRESCENT PARTNERSHIP	2/1/1996	00122540000742	0	0
REGENCY ADVANTAGE LTD PRTNSHP	11/17/1989	00097620002202	0009762	0002202
CHURCHILL ADVANCEMENTS INC	5/27/1987	00089560000296	0008956	0000296
SIX WAY PROPERTIES	10/10/1984	00079760000348	0007976	0000348
JOHN Q MELCHER CONST CO	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 <sup>+</sup>
2025	\$3,647,789	\$467,311	\$4,115,100	\$4,115,100
2024	\$2,350,575	\$467,311	\$2,817,886	\$2,817,886
2023	\$2,228,789	\$467,311	\$2,696,100	\$2,696,100
2022	\$2,030,129	\$467,311	\$2,497,440	\$2,497,440
2021	\$2,249,594	\$233,656	\$2,483,250	\$2,483,250
2020	\$2,126,344	\$233,656	\$2,360,000	\$2,360,000

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.