



Address: [7301 TRINITY BLVD](#)
City: FORT WORTH
Georeference: 45000-1-1A1
Subdivision: WAPCO ADDITION
Neighborhood Code: WH-Newell and Newell

Latitude: 32.7996255193
Longitude: -97.2191890501
TAD Map: 2084-412
MAPSCO: TAR-066A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WAPCO ADDITION Block 1 Lot 1A1

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 80872902
TARRANT COUNTY (220)	Site Name: MBM FOODS/TRANSPEC/STOREHOUSE/THE WAREHOUSE
TARRANT REGIONAL WATER DISTRICT (223)	Site Class: WHDist - Warehouse-Distribution
TARRANT COUNTY HOSPITAL (224)	Parcels: 2
TARRANT COUNTY COLLEGE (225)	Primary Building Name: TRANSPEC FASTNERS INC / 03296733
BIRDVILLE ISD (902)	Primary Building Type: Commercial
State Code: F1	Gross Building Area⁺⁺⁺: 485,896
Year Built: 1972	Net Leasable Area⁺⁺⁺: 448,461
Personal Property Account: M&T	Percent Complete: 100%
Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)	Land Sqft[*]: 1,171,154
Notice Sent Date: 5/1/2025	Land Acres[*]: 26.8860
Notice Value: \$22,934,346	Pool: N
Protest Deadline Date: 5/31/2024	

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
TCRG OPPORTUNITY V LLC
Primary Owner Address:
5201 CAMP BOWIE BLVD STE 200
FORT WORTH, TX 76107

Deed Date: 6/7/2016
Deed Volume:
Deed Page:
Instrument: [D216121672](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VINTAGE RIVERBEND LP	12/21/2006	D207002913	0000000	0000000
BROOKRIVER-TCP-METRO V LTD	2/23/1998	00130910000228	0013091	0000228
CONFAR INVESTORS II LLC	9/20/1995	00121120001575	0012112	0001575
FLEMING FOODS OF TEXAS INC	10/18/1988	00094130001940	0009413	0001940
WAPLES NORTH 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	\$20,884,826	\$2,049,520	\$22,934,346	\$22,934,346
2024	\$13,179,165	\$2,049,520	\$15,228,685	\$15,228,685
2023	\$12,528,890	\$2,049,520	\$14,578,410	\$14,578,410
2022	\$12,304,670	\$2,049,520	\$14,354,190	\$14,354,190
2021	\$12,666,307	\$1,463,942	\$14,130,249	\$14,130,249
2020	\$12,244,673	\$1,463,942	\$13,708,615	\$13,708,615

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.