



Address: [5416 BOCA RATON BLVD](#)
City: FORT WORTH
Georeference: 47535-1-1
Subdivision: WOODHAVEN ESTATES ADDITION
Neighborhood Code: APT-Woodhaven

Latitude: 32.7633713876
Longitude: -97.2390277114
TAD Map: 2078-396
MAPSCO: TAR-065U



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

PROPERTY DATA

Legal Description: WOODHAVEN ESTATES
ADDITION Block 1 Lot 1

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: BC

Year Built: 1995

Personal Property Account: N/A

Agent: CANTRELL MCCULLOCH INC (00751)

Notice Sent Date: 4/15/2025

Notice Value: \$17,398,731

Protest Deadline Date: 5/31/2024

Site Number: 80244785

Site Name: TIDES AT 5400

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 1

Primary Building Name: THE HILLS / 03617564

Primary Building Type: Multi-Family

Gross Building Area⁺⁺⁺: 143,922

Net Leasable Area⁺⁺⁺: 143,922

Percent Complete: 100%

Land Sqft^{*}: 278,326

Land Acres^{*}: 6.3894

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

5400 TIC II LLC
5400 TIC IV LLC
5400 TIC III LLC

Primary Owner Address:

11726 SAN VICENTE BLVD SUITE 660
LOS ANGELES, CA 90049

Deed Date: 2/17/2022

Deed Volume:

Deed Page:

Instrument: [D222072119](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRES PALMS MULTIFAMILY LLC	11/15/2018	D218254366		
RS18 TRES PALMS LLC	6/5/2018	D218123818		
OXFORDSHIRE HOLDINGS LLC	5/28/2013	D213135862	0000000	0000000
DUKE CAPITAL MANAGEMENT	11/2/2010	D210279038	0000000	0000000
HILLSIDE SG LLC	6/12/2007	D207205811	0000000	0000000
THURMAN INTERIM TEXAS II LP	3/2/2003	00165380000184	0016538	0000184
THURMAN INTERIM TEXAS II LP	2/19/2003	00164210000238	0016421	0000238
THURMAN CREST LP	3/30/1998	00131470000417	0013147	0000417
MUTUAL LIFE INS CO NEW YORK	5/2/1989	00095810001188	0009581	0001188
FRANRICH MNGMT CORP	9/5/1986	00087930000803	0008793	0000803
QUALITY PROPERTY MNGT 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	\$16,424,590	\$974,141	\$17,398,731	\$17,398,731
2024	\$12,025,859	\$974,141	\$13,000,000	\$13,000,000
2023	\$14,625,859	\$974,141	\$15,600,000	\$15,600,000
2022	\$13,625,859	\$974,141	\$14,600,000	\$14,600,000
2021	\$10,425,859	\$974,141	\$11,400,000	\$11,400,000
2020	\$10,005,859	\$974,141	\$10,980,000	\$10,980,000

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

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Tarrant Appraisal District Property Information | PDF

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.