



**Address:** [1601 109TH ST](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 48515-1-3  
**Subdivision:** GSID COMM #5 INST #2  
**Neighborhood Code:** WH-GSID

**Latitude:** 32.7744133156  
**Longitude:** -97.053641355  
**TAD Map:** 2132-400  
**MAPSCO:** TAR-070Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GSID COMM #5 INST #2 Block 1  
SITE 3

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** F1

**Year Built:** 1970

**Personal Property Account:** [11054212](#)

**Agent:** RYAN LLC (00320)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,966,171

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80251358

**Site Name:** DURABLE USA

**Site Class:** WHStorage - Warehouse-Storage

**Parcels:** 1

**Primary Building Name:** 1601 109TH ST / 03691209

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 22,000

**Net Leasable Area**<sup>+++</sup>: 22,000

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 52,708

**Land Acres**<sup>\*</sup>: 1.2100

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

HAWKINS & ZAVITZ PARTNERS LLC

**Primary Owner Address:**

1601 109TH ST  
GRAND PRAIRIE, TX 75050

**Deed Date:** 3/29/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218072414](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAWKINS & ZAVITZ PARTNERS	11/19/2010	<a href="#">D210288568</a>	0000000	0000000
DURABLE MATERIAL HANDLING EQ	12/26/1996	00126260001256	0012626	0001256
STEAMATIC INC	12/31/1900	000000000000000	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	\$1,781,693	\$184,478	\$1,966,171	\$1,663,200
2024	\$1,201,522	\$184,478	\$1,386,000	\$1,386,000
2023	\$1,201,522	\$184,478	\$1,386,000	\$1,386,000
2022	\$1,091,522	\$184,478	\$1,276,000	\$1,276,000
2021	\$1,082,584	\$105,416	\$1,188,000	\$1,188,000
2020	\$1,038,584	\$105,416	\$1,144,000	\$1,144,000

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.