



Address: [1609 109TH ST](#)
City: GRAND PRAIRIE
Georeference: 48515-1-7
Subdivision: GSID COMM #5 INST #2
Neighborhood Code: WH-GSID

Latitude: 32.7750766544
Longitude: -97.0538354843
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 7

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: 1979

Personal Property Account: [13636227](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$2,392,914

Protest Deadline Date: 5/31/2024

Site Number: 80251404

Site Name: 1609 109TH ST

Site Class: WHStorage - Warehouse-Storage

Parcels: 1

Primary Building Name: 1979 - 101 WAREHOUSE / 03691268

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 27,189

Net Leasable Area⁺⁺⁺: 26,775

Percent Complete: 100%

Land Sqft^{*}: 80,150

Land Acres^{*}: 1.8399

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:

MARINERS RGA DFW INDUSTRIAL LP

Primary Owner Address:

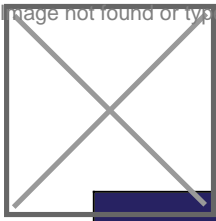
2 EXECUTIVE CIR SUITE 150
IRVINE, CA 92614

Deed Date: 7/1/2021

Deed Volume:

Deed Page:

Instrument: [D221193220](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANTEX 1609 LLC	2/21/2020	D220043781		
LANDIS JIM K	12/30/2014	D214282023		
2010 HEMPSTEAD DEVELOPMENT LP	12/10/2010	D211028797	0000000	0000000
BERGSTROM C R TR	12/11/2009	D209329802	0000000	0000000
MERCANTILE NATL BANK DALLAS	12/31/1900	0000000000000000	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	\$2,112,389	\$280,525	\$2,392,914	\$1,807,366
2024	\$1,225,613	\$280,525	\$1,506,138	\$1,506,138
2023	\$1,225,613	\$280,525	\$1,506,138	\$1,506,138
2022	\$1,315,194	\$280,525	\$1,595,719	\$1,595,719
2021	\$1,394,524	\$160,300	\$1,554,824	\$1,554,824
2020	\$1,312,325	\$160,300	\$1,472,625	\$1,472,625

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.