



Address: [902 FOUNTAIN PKWY](#)
City: GRAND PRAIRIE
Georeference: 48515-2-1
Subdivision: GSID COMM #5 INST #2
Neighborhood Code: WH-Northeast Tarrant County General

Latitude: 32.7785727999
Longitude: -97.0527302878
TAD Map: 2132-404
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 2
SITE 1

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: [13697153](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$1,625,000

Protest Deadline Date: 5/31/2024

Site Number: 80251412

Site Name: WP INC

Site Class: WHStorage - Warehouse-Storage

Parcels: 2

Primary Building Name: NCI/PSG / 03691284

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 25,000

Net Leasable Area⁺⁺⁺: 25,000

Percent Complete: 100%

Land Sqft^{*}: 50,006

Land Acres^{*}: 1.1479

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:

ALP-ARC V GDI-COMMERCE PROPERTY COMPANY LLC

Primary Owner Address:

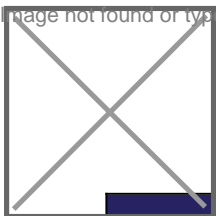
1600 MARKET ST STE 2600
PHILADELPHIA, PA 19103

Deed Date: 6/28/2022

Deed Volume:

Deed Page:

Instrument: [D222166301](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MB EXLINE FOUNTAIN LP	10/28/2020	D220280886		
PRAIRIE VISTA CORPORATION	4/14/2010	D210090100	0000000	0000000
STEVES PAULA	12/31/2001	D210090099	0000000	0000000
STEVES PAULA;STEVES RAYMOND	12/31/1985	00084140001827	0008414	0001827
GREAT SW JOINT VENT	11/12/1985	00083690000770	0008369	0000770

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	\$1,405,974	\$219,026	\$1,625,000	\$1,625,000
2024	\$1,227,429	\$219,026	\$1,446,455	\$1,446,455
2023	\$1,227,429	\$219,026	\$1,446,455	\$1,446,455
2022	\$1,227,429	\$219,026	\$1,446,455	\$1,446,455
2021	\$1,224,985	\$125,015	\$1,350,000	\$1,350,000
2020	\$1,174,985	\$125,015	\$1,300,000	\$1,300,000

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.