



Address: [601 AVE R](#)
City: GRAND PRAIRIE
Georeference: 48525-1-10R1
Subdivision: GSID COMM #5 INST #3
Neighborhood Code: WH-GSID

Latitude: 32.7823060041
Longitude: -97.0591589599
TAD Map: 2132-404
MAPSCO: TAR-070L



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 #3 Block 1
Lot 10R1 PARCEL 1

Jurisdictions: CITY OF GRAND PRAIRIE (038) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901)	Site Number: 80251889 Site Name: N SYNC SERVICES Site Class: WHFlex - Warehouse-Flex/Multi-Use Parcels: 1 Primary Building Name: N SYNC SERVICES / 03692000 Primary Building Type: Commercial Gross Building Area +++ : 37,855 Net Leasable Area +++ : 37,400 Percent Complete : 100%
State Code: F1 Year Built: 1980 Personal Property Account: N/A Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344) Notice Sent Date: 5/1/2025 Notice Value: \$3,366,000 Protest Deadline Date: 5/31/2024	Land Sqft * : 94,133 Land Acres * : 2.1609 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: PHP NORTHRIDGE I VENTURE LP Primary Owner Address: 777 MAIN ST SUITE 600 FORT WORTH, TX 76102	Deed Date: 4/19/2021 Deed Volume: Deed Page: Instrument: D221108545
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Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAPALD-BC LLC	3/24/2017	D217066807		
JV NORTHRIDGE LLC ETAL	5/11/2007	D207188963	0000000	0000000
NORTHRIDGE PROPERTY LTD	12/16/1992	00108820002083	0010882	0002083
TRAMMELL CROW CO	5/1/1983	00075150002174	0007515	0002174

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	\$2,857,682	\$508,318	\$3,366,000	\$3,179,820
2024	\$2,141,532	\$508,318	\$2,649,850	\$2,649,850
2023	\$1,922,682	\$508,318	\$2,431,000	\$2,431,000
2022	\$1,773,082	\$508,318	\$2,281,400	\$2,281,400
2021	\$1,609,644	\$508,318	\$2,117,962	\$2,117,962
2020	\$1,441,682	\$508,318	\$1,950,000	\$1,950,000

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.