



Address: [2305 FRANKLIN DR](#)
City: FORT WORTH
Georeference: 48540-9-1A
Subdivision: GSID IND PK - MARK IV
Neighborhood Code: WH-Mark IV Parkway

Latitude: 32.8264803556
Longitude: -97.3223931341
TAD Map: 2054-420
MAPSCO: TAR-049P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GSID IND PK - MARK IV Block 9
Lot 1A SITE 1A BLK 9

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

Site Number: 80253938
Site Name: BEHR SERVICE AMERICA HVAC
Site Class: WHStorage - Warehouse-Storage
Parcels: 1
Primary Building Name: MULTI TENANT WAREHOUSE / 03695433

State Code: F1
Year Built: 1974
Personal Property Account: Multi
Agent: MERITAX ADVISORS LLC (00694)
Notice Sent Date: 4/15/2025
Notice Value: \$6,561,870
Protest Deadline Date: 5/31/2024

Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 94,010
Net Leasable Area⁺⁺⁺: 93,741
Percent Complete: 100%
Land Sqft^{*}: 187,308
Land Acres^{*}: 4.3000
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:
FRANKLIN DR OWNER LP
Primary Owner Address:
500 BOYLSTON ST SUITE 2100
BOSTON, MA 02116

Deed Date: 11/14/2023
Deed Volume:
Deed Page:
Instrument: [D223207197](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOGWOOD PROPCO TX III LP	5/6/2022	D222118968		
KENSINGTON REALTY INC	3/9/1999	00137020000497	0013702	0000497
BILLINGSLEY LUCY	10/8/1990	00101010000008	0010101	0000008
SAVOY PROPERTIES CO THE	3/6/1986	00084760000408	0008476	0000408
TRAMMELL CROW COMPANY	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	\$6,093,600	\$468,270	\$6,561,870	\$6,561,870
2024	\$3,131,373	\$468,270	\$3,599,643	\$3,599,643
2023	\$3,131,373	\$468,270	\$3,599,643	\$3,599,643
2022	\$3,281,370	\$468,270	\$3,749,640	\$3,749,640
2021	\$3,234,414	\$374,616	\$3,609,030	\$3,609,030
2020	\$3,093,801	\$374,616	\$3,468,417	\$3,468,417

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.