



Address: [8851 WEST FWY](#)
City: FORT WORTH
Georeference: 46075-72-3B
Subdivision: WESTERN HILLS ADD SEC III-VIII
Neighborhood Code: WH-Northwest Fort Worth/Northside General

Latitude: 32.7371752278
Longitude: -97.4710870669
TAD Map: 2006-388
MAPSCO: TAR-073E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 72 Lot 3B

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 80475558
TARRANT COUNTY (220)	Site Name: MT WH
TARRANT REGIONAL WATER DISTRICT (223)	Site Class: WHStorage - Warehouse-Storage
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (225)	Primary Building Name: COLONIAL BUSINESS CENTER / 05654262
FORT WORTH ISD (905)	Primary Building Type: Commercial
State Code: F1	Gross Building Area⁺⁺⁺: 67,352
Year Built: 1985	Net Leasable Area⁺⁺⁺: 61,700
Personal Property Account: Multi	Percent Complete: 100%
Agent: K E ANDREWS & COMPANY (90475)	Land Sqft[*]: 135,123
Notice Sent Date: 4/15/2025	Land Acres[*]: 3.1019
Notice Value: \$3,752,726	Pool: N
Protest Deadline Date: 5/31/2024	

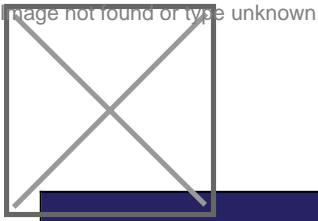
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
GRU ENTERPRISES II LLC
Primary Owner Address:
14950 QUORUM DR # 100
DALLAS, TX 75254

Deed Date: 9/29/2020
Deed Volume:
Deed Page:
Instrument: [D220250081](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
T B C-J P-L R JV	12/30/1986	00087930000375	0008793	0000375
ROCHESTER JAMES PRUET;ROCHESTER LOUIS	5/21/1985	00081890000603	0008189	0000603
WESTERN HILLS DEV CORP	1/1/1984	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	\$2,908,207	\$844,519	\$3,752,726	\$3,426,995
2024	\$2,011,310	\$844,519	\$2,855,829	\$2,855,829
2023	\$1,782,209	\$844,519	\$2,626,728	\$2,626,728
2022	\$1,685,181	\$844,519	\$2,529,700	\$2,529,700
2021	\$1,964,245	\$405,369	\$2,369,614	\$2,369,614
2020	\$1,274,631	\$405,369	\$1,680,000	\$1,680,000

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.