



Address: [6851 SNOWDEN RD](#)
City: FORT WORTH
Georeference: 6535-6A-1C
Subdivision: CARTER INDUSTRIAL PARK ADDN
Neighborhood Code: WH-Carter Industrial

Latitude: 32.6480214583
Longitude: -97.3074939685
TAD Map: 2054-356
MAPSCO: TAR-105C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CARTER INDUSTRIAL PARK
ADDN Block 6A Lot 1C

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1

Year Built: 1985

Personal Property Account: [11821965](#)

Agent: POPP HUTCHESON PLLC (09252)

Notice Sent Date: 5/1/2025

Notice Value: \$5,337,034

Protest Deadline Date: 5/31/2024

Site Number: 80536131

Site Name: RTP/CAPITOL LIGHT/AMANA

Site Class: WHDist - Warehouse-Distribution

Parcels: 2

Primary Building Name: RTP & CO/AMANA / 06099866

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 75,000

Net Leasable Area⁺⁺⁺: 74,446

Percent Complete: 100%

Land Sqft^{*}: 170,363

Land Acres^{*}: 3.9109

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:

BREIT INDUSTRIAL CANYON TX1M01-M02 LLC

Primary Owner Address:

PO BOX 2980
CHICAGO, IL 60690

Deed Date: 3/9/2018

Deed Volume:

Deed Page:

Instrument: 5565621

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CABOT IV - TX1M01-M02 LLC	7/18/2014	D214154468		
FORT WORTH TCG I LLC	8/31/2010	D210212877	0000000	0000000
REALTY ASSOC FUND V111 LP	12/20/2007	D207455319	0000000	0000000
FIRST INDUSTRIAL TEXAS LP	1/1/2004	D204022094	0000000	0000000
FIRST INDUSTRIAL TEXAS LP	6/28/2000	0000000000000000	0000000	0000000
KANCRO LP	11/9/1988	00094310001784	0009431	0001784
DALPOOL ASSOC	11/8/1988	00094310001735	0009431	0001735
CROW-FT WORTH ASSOC	1/1/1986	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	\$4,685,395	\$651,639	\$5,337,034	\$3,270,000
2024	\$2,073,361	\$651,639	\$2,725,000	\$2,725,000
2023	\$2,073,361	\$651,639	\$2,725,000	\$2,725,000
2022	\$2,048,361	\$651,639	\$2,700,000	\$2,700,000
2021	\$2,338,830	\$361,170	\$2,700,000	\$2,700,000
2020	\$2,325,330	\$361,170	\$2,686,500	\$2,686,500

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.