



Address: [5600 STRATUM DR](#)
City: FORT WORTH
Georeference: 14555-1-4BR
Subdivision: FOSSIL CREEK #1 ADDITION
Neighborhood Code: WH-Fossil Creek/Mercantile

Latitude: 32.8434838235
Longitude: -97.2976806494
TAD Map: 2060-428
MAPSCO: TAR-049H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSSIL CREEK #1 ADDITION
Block 1 Lot 4BR

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)

State Code: F1

Year Built: 1985

Personal Property Account: N/A

Agent: ALTUS GROUP US INC/SOUTHLAKE (00652)

Notice Sent Date: 4/15/2025

Notice Value: \$5,531,926

Protest Deadline Date: 5/31/2024

Site Number: 80549675

Site Name: TRANSCONTINENTAL

Site Class: WHStorage - Warehouse-Storage

Parcels: 1

Primary Building Name: TRANSCONTINENTAL / 06198465

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 98,955

Net Leasable Area⁺⁺⁺: 95,500

Percent Complete: 100%

Land Sqft^{*}: 177,550

Land Acres^{*}: 4.0760

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:

MLRP 5600 STRATUM LP

Primary Owner Address:

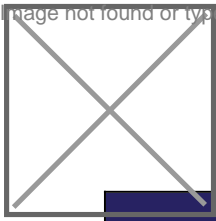
1 PIERCE PL STE 450
ITASCA, IL 60143-1253

Deed Date: 12/5/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205365641](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LMP REALTY INC	8/6/1999	00139520000316	0013952	0000316
PACIFIC STRATUM LLC	10/30/1997	00129620000001	0012962	0000001
STRATUM JACK LTD PARTNERSHIP	3/1/1992	00105910000474	0010591	0000474
STATE FARM LIFE INS CO	11/5/1991	00104350000682	0010435	0000682
CROW-FOSSIL CREEK ASSOC	1/1/1987	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	\$4,999,273	\$532,653	\$5,531,926	\$5,236,732
2024	\$3,831,290	\$532,653	\$4,363,943	\$4,363,943
2023	\$3,677,347	\$532,653	\$4,210,000	\$4,210,000
2022	\$3,717,097	\$532,653	\$4,249,750	\$4,249,750
2021	\$3,573,847	\$532,653	\$4,106,500	\$4,106,500
2020	\$3,382,847	\$532,653	\$3,915,500	\$3,915,500

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.