



**Address:** [6001 TENSION DR](#)  
**City:** FORT WORTH  
**Georeference:** 21470-1R-6  
**Subdivision:** JAMES & FLANAGAN ADDITION  
**Neighborhood Code:** IM-Southeast Fort Worth General

**Latitude:** 32.7342420726  
**Longitude:** -97.2278393566  
**TAD Map:** 2078-388  
**MAPSCO:** TAR-079M



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** JAMES & FLANAGAN  
ADDITION Block 1R Lot 6

**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)

**Site Number:** 80569773  
**Site Name:** Z FAB USA - CUSTOM FABRICATED PLSTICS & FOAMS  
**Site Class:** IMHeavy - Industrial/Mfg-Heavy  
**Parcels:** 3

**State Code:** F2  
**Year Built:** 1955  
**Personal Property Account:** [14764712](#)

**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$478,843  
**Protest Deadline Date:** 5/31/2024

**Primary Building Name:** HUNSKER LTD PRTNSHP 1, ETAL / 06351794  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 17,834  
**Net Leasable Area<sup>+++</sup>:** 17,834  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 34,655  
**Land Acres<sup>\*</sup>:** 0.7955  
**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:**  
CFMS TEXAS PROPERTIES LLC  
**Primary Owner Address:**  
5435 N GARLAND AVE STE 140 BOX 172  
GARLAND, TX 75040

**Deed Date:** 10/20/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223196974](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CELESTIAL PRODUCTS USA LLC	3/31/2023	<a href="#">D223058418</a>		
EDWARDS ZUBIZARRETA PTNSHP	6/13/2008	<a href="#">D208234621</a>	0000000	0000000
HUNSKER LTD PRTNSHP 1 ETAL	9/15/1997	00129310000350	0012931	0000350
HUNSAKER ROGER C	3/24/1993	00110400000826	0011040	0000826
HUNSAKER P E MOKSZYCKI;HUNSAKER R C	1/1/1989	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 <sup>+</sup>
2025	\$444,188	\$34,655	\$478,843	\$478,843
2024	\$444,188	\$34,655	\$478,843	\$478,843
2023	\$444,188	\$34,655	\$478,843	\$478,843
2022	\$322,025	\$34,655	\$356,680	\$356,680
2021	\$295,991	\$34,655	\$330,646	\$330,646
2020	\$295,991	\$34,655	\$330,646	\$330,646

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.