



Address: [2501 POLARIS DR](#)
City: FORT WORTH
Georeference: 25768-1-3
Subdivision: MERCANTILE CENTER ADDITION
Neighborhood Code: Motel/Hotel General

Latitude: 32.8263357382
Longitude: -97.3115710757
TAD Map: 2054-420
MAPSCO: TAR-049Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MERCANTILE CENTER
ADDITION Block 1 Lot 3

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: 1996
Personal Property Account: N/A
Agent: AMERICAN PROPERTY SERVICES (00577)
Notice Sent Date: 4/15/2025
Notice Value: \$7,697,861
Protest Deadline Date: 5/31/2024

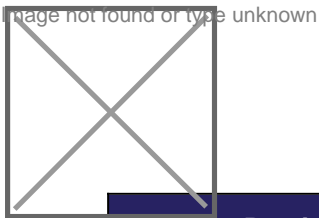
Site Number: 80702694
Site Name: LA QUINTA INN
Site Class: MHLtdSvc - Hotel-Limited Service
Parcels: 2
Primary Building Name: LA QUINTA INN / 06890687
Primary Building Type: Commercial
Gross Building Area+++: 84,657
Net Leasable Area+++: 84,657
Percent Complete: 100%
Land Sqft*: 107,653
Land Acres*: 2.4713
Pool: Y

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

OWNER INFORMATION

Current Owner:
TRINITY HOTEL LLC
Primary Owner Address:
1116 SAVOY LN
SOUTHLAKE, TX 76092

Deed Date: 1/28/2021
Deed Volume:
Deed Page:
Instrument: [D222011382](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| CPLG TX PROPERTIES LLC | 5/30/2018 | D218116806 | | |
| BRE/LQ TX PROPERTIES LP | 1/25/2006 | D206049386 | 0000000 | 0000000 |
| LA QUINTA TEXAS PROPERTIES LP | 12/27/2001 | D206049381 | 0000000 | 0000000 |
| LA QUINTA INNS INC | 2/1/1996 | 00122490001628 | 0012249 | 0001628 |
| MERCANTILE PARTNERS | 1/1/1996 | 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 | \$6,944,290 | \$753,571 | \$7,697,861 | \$7,697,861 |
| 2024 | \$6,132,617 | \$753,571 | \$6,886,188 | \$6,886,188 |
| 2023 | \$6,132,617 | \$753,571 | \$6,886,188 | \$6,886,188 |
| 2022 | \$5,746,429 | \$753,571 | \$6,500,000 | \$6,500,000 |
| 2021 | \$5,430,623 | \$753,571 | \$6,184,194 | \$6,184,194 |
| 2020 | \$3,982,617 | \$753,571 | \$4,736,188 | \$4,736,188 |

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.