



Address: [1201 JOHN BURGESS DR](#) **Latitude:** 00000000000000000000000000000000
City: FORT WORTH **Longitude:** 00000000000000000000000000000000
Georeference: 6535-8-3-70 **TAD Map:** 2054-352
Subdivision: CARTER INDUSTRIAL PARK ADDN TAR-105G
Neighborhood Code: WH-Carter Industrial



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 8 Lot 3 PER PLAT A-2880

Jurisdictions:
CITY OF FORT WORTH (026) **Site Number:** 80708811
TARRANT COUNTY (220) **Site Name:** SAVE A LOT
TARRANT REGIONAL WATER DISTRICT (223) **Site Class:** WHDist - Warehouse-Distribution
TARRANT COUNTY HOSPITAL (224) **Parcels:** 2
TARRANT COUNTY COLLEGE (225) **Primary Building Name:** SAVE A LOT FREEZER / 06929133
FORT WORTH ISD (905) **Primary Building Type:** Commercial

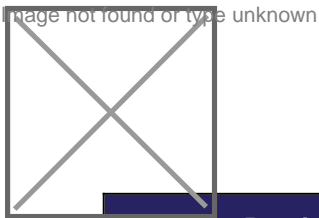
State Code: F1 **Gross Building Area+++:** 253,775
Year Built: 1996 **Net Leasable Area+++:** 249,000

Personal Property Account: [10379592](#) **Percent Complete:** 100%
Agent: RANGER TAX CONSULTING (12212) **Land Sqft*:** 691,079
Notice Sent Date: 5/1/2025 **Land Acres*:** 15.8650
Notice Value: \$18,966,330 **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: AGELLAN COMMERCIAL REIT US LP **Deed Date:** 7/31/2015
Primary Owner Address: 1ST CLAIR AVE W STE 902 **Deed Volume:**
TORONTO ON M4W 1K6, CANADA **Deed Page:**
Instrument: [D213024440](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AGELLAN COMMERCIAL REIT US LP	1/25/2013	D213024440	0000000	0000000
APTUS DALLAS TX INDUSTRIAL LP	12/30/2004	D205006749	0000000	0000000
OPUS REAL EST TX IV LP	11/15/2001	00152820000333	0015282	0000333
SOUTH PALM INVESTMENTS LLC	12/27/1996	00126240001781	0012624	0001781
OPUS SOUTH CORP	1/1/1996	000000000000000	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	\$17,411,402	\$1,554,928	\$18,966,330	\$18,966,330
2024	\$11,564,882	\$1,554,928	\$13,119,810	\$13,119,810
2023	\$11,642,072	\$1,554,928	\$13,197,000	\$13,197,000
2022	\$10,397,072	\$1,554,928	\$11,952,000	\$11,952,000
2021	\$10,147,808	\$1,243,942	\$11,391,750	\$11,391,750
2020	\$9,311,378	\$1,243,942	\$10,555,320	\$10,555,320

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.