



Address: [2551 DOWNING DR](#)
City: FORT WORTH
Georeference: 43735-2-1A
Subdivision: TRILLIUM ADDITION
Neighborhood Code: WH-Mark IV Parkway

Latitude: 32.8197061874
Longitude: -97.3175421216
TAD Map: 2054-416
MAPSCO: TAR-049T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRILLIUM ADDITION Block 2 Lot
1A & CLOSED RD

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: 2021

Personal Property Account: N/A

Agent: MERITAX ADVISORS LLC (00604)

Notice Sent Date: 5/1/2025

Notice Value: \$48,918,109

Protest Deadline Date: 6/17/2024

Site Number: 80567282

Site Name: TWO DISTRIUBTION CENTERS

Site Class: WHDist - Warehouse-Distribution

Parcels: 2

Primary Building Name: 2555 DOWNING DR / 06964672

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 540,414

Net Leasable Area⁺⁺⁺: 540,324

Percent Complete: 100%

Land Sqft^{*}: 1,248,647

Land Acres^{*}: 28.6650

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:

SPUS9 WESTSIDE LP

Primary Owner Address:

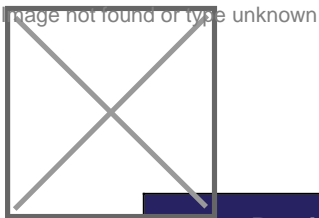
2100 MCKINNEY AVE SUITE 800
DALLAS, TX 75201

Deed Date: 12/15/2022

Deed Volume:

Deed Page:

Instrument: [D222288653](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRP/CHI DOWNING OWNER LP	12/3/2020	D220318492		
BARNARD PARTNERS IX LTD	11/7/1996	00125760001464	0012576	0001464
TRILLIM 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	\$47,981,624	\$936,485	\$48,918,109	\$48,918,109
2024	\$30,235,383	\$936,485	\$31,171,868	\$31,171,868
2023	\$28,396,591	\$936,485	\$29,333,076	\$29,333,076
2022	\$11,557,967	\$909,384	\$12,467,351	\$12,467,351
2021	\$0	\$909,384	\$909,384	\$909,384
2020	\$0	\$909,384	\$909,384	\$909,384

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.