



**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:**

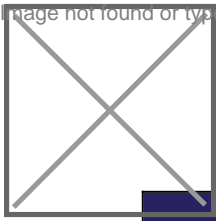
2100 MCKINNEY AVE SUITE 800  
DALLAS, TX 75201

**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	<a href="#">D220318492</a>		
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 <sup>+</sup>
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.