



Address: [6960 N BEACH ST](#)
City: FORT WORTH
Georeference: 47357-1-7AR
Subdivision: WINTERHAZEL/BEACH STREET ADDN
Neighborhood Code: APT-Fossil Creek

Latitude: 32.8651076765
Longitude: -97.2898604795
TAD Map: 2060-432
MAPSCO: TAR-036S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WINTERHAZEL/BEACH
STREET ADDN Block 1 Lot 7AR

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: BC

Year Built: 1999

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$52,266,491

Protest Deadline Date: 5/31/2024

Site Number: 80759572

Site Name: PARK CREEK APTS

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 1

Primary Building Name: PARK CREEK / 07511574

Primary Building Type: Multi-Family

Gross Building Area⁺⁺⁺: 266,403

Net Leasable Area⁺⁺⁺: 255,132

Percent Complete: 100%

Land Sqft^{*}: 726,143

Land Acres^{*}: 16.6699

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:

TREA PARK CREEK APARTMENTS LLC

Primary Owner Address:

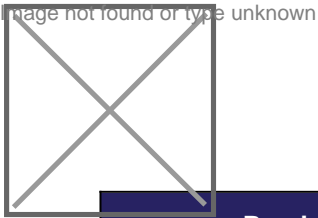
333 W WACKER DR 28TH FLR
ATTN: MICHAEL GILMARTIN
CHICAGO, IL 60606

Deed Date: 2/10/2020

Deed Volume:

Deed Page:

Instrument: [D220032499](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAM PARK CREEK ASSOCIATION LP	10/18/2005	D205311840	0000000	0000000
MDC-PARK CREEK RES LTD	1/1/1999	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	\$49,724,991	\$2,541,500	\$52,266,491	\$52,266,491
2024	\$43,458,500	\$2,541,500	\$46,000,000	\$46,000,000
2023	\$39,636,000	\$2,541,500	\$42,177,500	\$42,177,500
2022	\$34,008,500	\$2,541,500	\$36,550,000	\$36,550,000
2021	\$30,958,500	\$2,541,500	\$33,500,000	\$33,500,000
2020	\$29,088,682	\$2,541,500	\$31,630,182	\$31,630,182

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.