



Address: [2551 DOWNING DR](#)
City: FORT WORTH
Georeference: 5936-5-2
Subdivision: BURLINGTON INDUSTRIAL DIST #3
Neighborhood Code: WH-Mark IV Parkway

Latitude: 32.819694856
Longitude: -97.3224278504
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: BURLINGTON INDUSTRIAL
DIST #3 Block 5 Lot 2

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: \$166,924

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⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 309,232

Land Acres^{*}: 7.0989

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 LAND LP

Primary Owner Address:

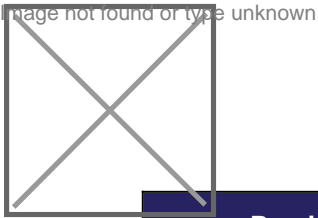
2100 MCKINNEY AVE SUITE 800
DALLAS, TX 75201

Deed Date: 12/15/2022

Deed Volume:

Deed Page:

Instrument: [D222288654](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRP/CHI DOWNING OWNER LP	12/3/2020	D220318492		
BARNARD PARTNERS IX LTD	1/1/2000	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	\$0	\$166,924	\$166,924	\$166,924
2024	\$0	\$166,924	\$166,924	\$166,924
2023	\$0	\$166,924	\$166,924	\$166,924
2022	\$0	\$166,924	\$166,924	\$166,924
2021	\$0	\$166,924	\$166,924	\$166,924
2020	\$0	\$166,924	\$166,924	\$166,924

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.