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Address: [420 THROCKMORTON ST](#)
City: FORT WORTH
Georeference: 14437-75-1A
Subdivision: FORT WORTH ORIGINAL TOWN
Neighborhood Code: OFC-Central Business District

Latitude: 32.7538776791
Longitude: -97.3333711072
TAD Map: 2048-392
MAPSCO: TAR-062Z



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

PROPERTY DATA

Legal Description: FORT WORTH ORIGINAL
TOWN Block 75 Lot 1A PER PLAT A6145

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #1 - DOWNTOWN (601)
FORT WORTH ISD (905)

Site Number: 80001815

Site Name: CHASE BUILDING

Site Class: OFCMidHigh - Office-Mid to High Rise

Parcels: 1

Primary Building Name: CHASE BUILDING OFFICES / 07692005

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 465,734

Net Leasable Area⁺⁺⁺: 221,733

Percent Complete: 100%

State Code: F1

Year Built: 2000

Personal Property Account: Multi

Agent: RICHARD B MCELROY LLC (00085A)

Notice Sent Date: 4/15/2025

Notice Value: \$34,828,332

Protest Deadline Date: 5/31/2024

Land Sqft^{*}: 40,024

Land Acres^{*}: 0.9188

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:

SANGUINET BUILDING LLC

Primary Owner Address:

425 HOUSTON ST SUITE 250
FORT WORTH, TX 76102

Deed Date: 5/15/2023

Deed Volume:

Deed Page:

Instrument: [D223086726](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUNDANCE PLAZA PROPERTIES LLC	11/23/2016	802590374		
SANGUINET BUILDING LP	9/29/2000	00145440000276	0014544	0000276
FINE LINE DIVERSIFIED REALTY	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	\$31,626,412	\$3,201,920	\$34,828,332	\$34,828,332
2024	\$20,598,080	\$3,201,920	\$23,800,000	\$23,800,000
2023	\$28,298,080	\$3,201,920	\$31,500,000	\$31,500,000
2022	\$28,298,080	\$3,201,920	\$31,500,000	\$31,500,000
2021	\$34,298,080	\$3,201,920	\$37,500,000	\$37,500,000
2020	\$38,948,080	\$3,201,920	\$42,150,000	\$42,150,000

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.