



Address: [9450 SILVER CREEK RD](#)
City: FORT WORTH
Georeference: 33303-1-1A
Subdivision: R.C.L. ADDITION
Neighborhood Code: WH-West Tarrant County General

Latitude: 32.7761202418
Longitude: -97.4824689839
TAD Map: 2000-400
MAPSCO: TAR-058R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: R.C.L. ADDITION Block 1 Lot 1A

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

State Code: F1

Year Built: 2002

Personal Property Account: [10997075](#)

Agent: K E ANDREWS & COMPANY (00175)

Notice Sent Date: 5/1/2025

Notice Value: \$1,028,445

Protest Deadline Date: 5/31/2024

Site Number: 80810772

Site Name: AQUA SOURCE

Site Class: WHFlex - Warehouse-Flex/Multi-Use

Parcels: 1

Primary Building Name: AQUA SOURCE / 07867972

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 8,415

Net Leasable Area⁺⁺⁺: 8,415

Percent Complete: 100%

Land Sqft^{*}: 349,612

Land Acres^{*}: 8.0260

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:

FW 820 LLC

Primary Owner Address:

13191 CROSSROADS PKWY N 6 TH FLOOR
CITY OF INDUSTRY, CA 91746

Deed Date: 1/3/2022

Deed Volume:

Deed Page:

Instrument: [D222014220](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| HICKMAN FAMILY LP | 9/2/2004 | D204401649 | 0000000 | 0000000 |
| SOUTH PARK STATION INC | 11/15/2001 | 00153140000398 | 0015314 | 0000398 |
| REGULATOR CONSTRUCTION & LEAS | 11/14/2001 | 00153140000395 | 0015314 | 0000395 |
| HICKMAN'S LSM INC | 1/1/2001 | 00000000000000 | 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 | \$644,091 | \$384,354 | \$1,028,445 | \$1,028,445 |
| 2024 | \$478,917 | \$384,354 | \$863,271 | \$863,271 |
| 2023 | \$415,071 | \$384,354 | \$799,425 | \$799,425 |
| 2022 | \$491,679 | \$384,354 | \$876,033 | \$876,033 |
| 2021 | \$423,486 | \$384,354 | \$807,840 | \$807,840 |
| 2020 | \$423,486 | \$384,354 | \$807,840 | \$807,840 |

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.