



**Address:** [5640 SW LOOP 820](#)  
**City:** FORT WORTH  
**Georeference:** 36925-2R1-13  
**Subdivision:** RYAN SOUTHWEST ADDITION  
**Neighborhood Code:** RET-Cityview/Hulen Mall

**Latitude:** 32.6849898819  
**Longitude:** -97.408771055  
**TAD Map:** 2024-368  
**MAPSCO:** TAR-088M



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RYAN SOUTHWEST ADDITION  
Block 2R1 Lot 13 SCHOOL BOUNDARY SPLIT

**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:** 1998

**Personal Property Account:** N/A

**Agent:** CANTRELL MCCULLOCH INC (00751)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$2,687,259

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80876842  
**Site Name:** SOUTHWEST CROSSING  
**Site Class:** RETRegional - Retail-Regional/Power Center  
**Parcels:** 7  
**Primary Building Name:** FITNESS HQ / 07926057  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 11,591  
**Net Leasable Area<sup>+++</sup>:** 11,444  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 46,733  
**Land Acres<sup>\*</sup>:** 1.0728  
**Pool:** N

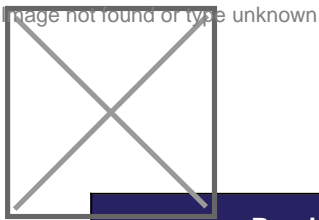
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
TSCA-250 LIMITD PARTNERSHIP  
**Primary Owner Address:**  
301 S SHERMAN ST STE 100  
RICHARDSON, TX 75081-4176

**Deed Date:** 12/31/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213001421](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
INLAND WESTERN FTW SW CROSSING	6/8/2005	<a href="#">D205170903</a>	0000000	0000000
SOUTHWEST CROSSING LP & ETAL	2/18/2004	<a href="#">D204087663</a>	0000000	0000000
SOUTHWEST CROSSING LP & ETAL	1/15/2002	<a href="#">D202016284</a>	0015405	0000114
SOUTHWEST CROSSING LP ETAL	1/14/2002	00154050000113	0015405	0000113
BOYLE INVESTMENT CO ETAL	1/9/2002	00154050000112	0015405	0000112
BOYLE-FORT WORTH LP	1/1/2001	0000000000000000	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	\$1,813,180	\$874,079	\$2,687,259	\$2,687,259
2024	\$1,847,065	\$874,079	\$2,721,144	\$2,721,144
2023	\$1,851,648	\$874,079	\$2,725,727	\$2,725,727
2022	\$997,701	\$874,079	\$1,871,780	\$1,871,780
2021	\$859,921	\$874,079	\$1,734,000	\$1,734,000
2020	\$1,265,699	\$874,079	\$2,139,778	\$2,139,778

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.