



Address: [4251 EMPIRE RD](#)
City: FORT WORTH
Georeference: 6935-304B-5BR
Subdivision: CENTREPORT ADDITION
Neighborhood Code: IM-Centreport

Latitude: 32.8248852469
Longitude: -97.0389203557
TAD Map: 2138-420
MAPSCO: TAR-056V



Google Map or type unknown

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

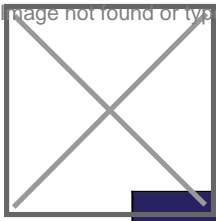
PROPERTY DATA

Legal Description: CENTREPORT ADDITION Block
304B Lot 5BR
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)
State Code: F2
Year Built: 2003
Personal Property Account: [12709085](#)
Agent: ALTUS GROUP US INC/SOUTHLAKE (00652)
Notice Sent Date: 5/1/2025
Notice Value: \$10,753,600
Protest Deadline Date: 5/31/2024
Site Number: 80838197
Site Name: MOTHERAL PRINTING
Site Class: IMHeavy - Industrial/Mfg-Heavy
Parcels: 1
Primary Building Name: MOTHERAL PRINTING / 40357996
Primary Building Type: Industrial
Gross Building Area⁺⁺⁺: 150,000
Net Leasable Area⁺⁺⁺: 150,000
Percent Complete: 100%
Land Sqft^{*}: 475,333
Land Acres^{*}: 10.9121
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:
MLRP 4251 EMPIRE LLC
Primary Owner Address:
1 PIERCE PL STE 450
ITASCA, IL 60143-1253
Deed Date: 6/13/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212142091](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTREPORT PROPERTIES LLC	2/10/2004	D204213309	0000000	0000000
CENTREPORT VENTURE INC	2/10/2004	D204213309	0000000	0000000
CENTREPORT VENTURE INC	1/1/2003	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	\$8,971,101	\$1,782,499	\$10,753,600	\$10,753,600
2024	\$6,467,501	\$1,782,499	\$8,250,000	\$8,250,000
2023	\$5,637,520	\$1,782,499	\$7,420,019	\$7,420,019
2022	\$5,386,601	\$1,782,499	\$7,169,100	\$7,169,100
2021	\$5,117,501	\$1,782,499	\$6,900,000	\$6,900,000
2020	\$4,517,501	\$1,782,499	\$6,300,000	\$6,300,000

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.