



**Latitude:** 32.7761026164  
**Longitude:** -97.3351271795  
**TAD Map:** 2048-400  
**MAPSCO:** TAR-062R



**City:**  
**Georeference:** 30120--7RA2  
**Subdivision:** NORTH PARK BUSINESS CENTER  
**Neighborhood Code:** WH-Downtown/7th Street/Trinity General

Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NORTH PARK BUSINESS CENTER Lot 7RA2

**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:** 1977

**Personal Property Account:** Multi

**Agent:** RYAN LLC (00320)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$13,394,020

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

**Site Number:** 80838685  
**Site Name:** AMERICOLD  
**Site Class:** WHColdStg - Warehouse-Cold Storage  
**Parcels:** 2  
**Primary Building Name:** 1313 SAMUELS AVE / 40358011  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 278,482  
**Net Leasable Area<sup>+++</sup>:** 278,482  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 862,052  
**Land Acres<sup>\*</sup>:** 19.7899  
**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:**  
ART MORTGAGE BORROWER LP  
**Primary Owner Address:**  
10 GLENLAKE PKWY # 600  
ATLANTA, GA 30328

**Deed Date:** 12/15/2010  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D210314990](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VERSACOLD LOGISTICS LLC	12/31/2006	<a href="#">D207030552</a>	0000000	0000000
FORT WORTH COLD PROPERTY LP	1/1/2003	0000000000000000	0000000	0000000



## VALUES

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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	\$12,876,789	\$517,231	\$13,394,020	\$13,394,020
2024	\$12,876,789	\$517,231	\$13,394,020	\$13,394,020
2023	\$12,282,769	\$517,231	\$12,800,000	\$12,800,000
2022	\$12,282,769	\$517,231	\$12,800,000	\$12,800,000
2021	\$12,292,941	\$517,231	\$12,810,172	\$12,810,172
2020	\$11,952,096	\$517,231	\$12,469,327	\$12,469,327

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

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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.