



Address: [4200 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 25768-7-3
Subdivision: MERCANTILE CENTER ADDITION
Neighborhood Code: WH-Fossil Creek/Mercantile

Latitude: 32.8169526811
Longitude: -97.3073933189
TAD Map: 2054-416
MAPSCO: TAR-049U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MERCANTILE CENTER
ADDITION Block 7 Lot 3

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)

Site Number: 80856985
Site Name: MERCANTILE PARTNERS LP
Site Class: WHDist - Warehouse-Distribution
Parcels: 1
Primary Building Name: MERCANTILE PARTNERS LP, / 40362426
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 120,000
Net Leasable Area⁺⁺⁺: 120,000
Percent Complete: 100%
Land Sqft^{*}: 326,569
Land Acres^{*}: 7.4970
Pool: N

State Code: F1
Year Built: 2003
Personal Property Account: Multi
Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)
Notice Sent Date: 5/1/2025
Notice Value: \$10,077,600
Protest Deadline Date: 5/31/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
MERCANTILE PARTNERS LP
Primary Owner Address:
2650 MEACHAM BLVD
FORT WORTH, TX 76137-4203

Deed Date: 1/1/2003
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

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	\$9,097,893	\$979,707	\$10,077,600	\$10,077,600
2024	\$5,777,046	\$822,954	\$6,600,000	\$6,600,000
2023	\$5,177,046	\$822,954	\$6,000,000	\$6,000,000
2022	\$4,937,046	\$822,954	\$5,760,000	\$5,760,000
2021	\$4,834,205	\$685,795	\$5,520,000	\$5,520,000
2020	\$4,534,205	\$685,795	\$5,220,000	\$5,220,000

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.