



Address: [4801 ESCO DR](#)
City: FORT WORTH
Georeference: 12875-1-4
Subdivision: ESCO INDUSTRIAL PARK ADDITION
Neighborhood Code: IM-South Tarrant County General

Latitude: 32.651972509
Longitude: -97.2482587954
TAD Map: 2072-356
MAPSCO: TAR-107B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ESCO INDUSTRIAL PARK
ADDITION Block 1 Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

Site Number: 80857388

Site Name: EMPIRE ROOFING

Site Class: IMHeavy - Industrial/Mfg-Heavy

Parcels: 1

Primary Building Name: EMPIRE ROOFING / 40389243

Primary Building Type: Industrial

Gross Building Area⁺⁺⁺: 150,714

Net Leasable Area⁺⁺⁺: 150,714

Percent Complete: 100%

Land Sqft^{*}: 536,964

Land Acres^{*}: 12.3269

Pool: N

State Code: F2

Year Built: 2004

Personal Property Account: [09135618](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$8,814,484

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:

ALP-WAF EMPIRE ISF OWNER-TX LLC

Primary Owner Address:

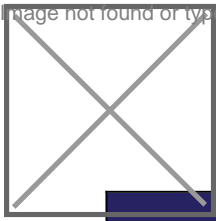
1600 MARKET ST STE 2600
PHILADELPHIA, PA 19103

Deed Date: 7/29/2022

Deed Volume:

Deed Page:

Instrument: [D222191980](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
4801 ESCO LLC	7/11/2018	D218151970		
KBW PROPERTY LTD	9/29/2003	D203370393	0000000	0000000
GRANITE SECURITY PRODUCTS 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	\$8,076,159	\$738,325	\$8,814,484	\$8,814,484
2024	\$7,322,589	\$738,325	\$8,060,914	\$8,060,914
2023	\$6,806,675	\$738,325	\$7,545,000	\$7,545,000
2022	\$6,345,233	\$738,325	\$7,083,558	\$7,083,558
2021	\$6,478,973	\$349,027	\$6,828,000	\$6,828,000
2020	\$6,478,973	\$349,027	\$6,828,000	\$6,828,000

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.