



Address: [6151 BRYANT IRVIN RD](#)
City: FORT WORTH
Georeference: 34498-C-1R1
Subdivision: RIVER HILLS I ADDITION
Neighborhood Code: Assisted Living General

Latitude: 32.6595364233
Longitude: -97.4242702925
TAD Map: 2018-360
MAPSCO: TAR-088T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER HILLS I ADDITION Block
C Lot 1R1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

Site Number: 80868191

Site Name: SUNRISE ASSISTED LIVING

Site Class: APTAsstLiving - Apartment-Assisted Living

Parcels: 1

Primary Building Name: SUNRISE ASSISTED LIVING / 41020863

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 52,314

Net Leasable Area⁺⁺⁺: 52,314

State Code: F1

Year Built: 2006

Personal Property Account: [13772694](#)

Agent: POPP HUTCHESON PLLC (09252)
Percent Complete: 100%

Notice Sent Date: 4/15/2025

Land Sqft^{*}: 308,797

Notice Value: \$9,304,140

Land Acres^{*}: 7.0890

Protest Deadline Date: 5/31/2024

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:

SZR FORT WORTH LLC

Primary Owner Address:

21001 N TATUM BLVD STE 1630-630
C/O ALTUS GROUP US INC 4083
PHOENIX, AZ 85050

Deed Date: 4/27/2012

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D212104905](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
METSUN FTW TX SENIOR LIVING LP	12/22/2005	D205386188	0000000	0000000
SUNRISE FT WORTH SENIOR LIVING	12/8/2005	D205365650	0000000	0000000
RALL PROPERTIES LP	1/1/2005	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	\$7,914,554	\$1,389,586	\$9,304,140	\$5,820,000
2024	\$3,460,414	\$1,389,586	\$4,850,000	\$4,850,000
2023	\$4,223,414	\$1,389,586	\$5,613,000	\$5,613,000
2022	\$3,940,414	\$1,389,586	\$5,330,000	\$5,330,000
2021	\$3,940,414	\$1,389,586	\$5,330,000	\$5,330,000
2020	\$1,000,000	\$4,800,000	\$5,800,000	\$5,800,000

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.