



Address: [3200 NORTHERN CROSS BLVD](#)
City: FORT WORTH
Georeference: 30281-6-3R
Subdivision: NORTHERN CROSSING ADDITION
Neighborhood Code: IM-Fossil Creek/Mercantile

Latitude: 32.833651073
Longitude: -97.3015537284
TAD Map: 2060-424
MAPSCO: TAR-049M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTHERN CROSSING
ADDITION Block 6 Lot 3R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: F2

Year Built: 1993

Personal Property Account: [14238701](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$8,369,525

Protest Deadline Date: 5/31/2024

Site Number: 80869352

Site Name: SHEARER'S SNACKS

Site Class: IMHeavy - Industrial/Mfg-Heavy

Parcels: 1

Primary Building Name: SHEARER'S SNACKS / 41185269

Primary Building Type: Industrial

Gross Building Area⁺⁺⁺: 120,249

Net Leasable Area⁺⁺⁺: 117,500

Percent Complete: 100%

Land Sqft^{*}: 375,617

Land Acres^{*}: 8.6230

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:

SNACKHOUSE PORTFOLIO LLC

Primary Owner Address:

1345 AVENUE OF AMERICAS 21ST FLOOR
NEW YORK, NY 10105

Deed Date: 2/16/2022

Deed Volume:

Deed Page:

Instrument: [D222048001](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHEARER'S FOOD LLC	11/8/2019	D219258452		
WISE FOODS INC	8/12/2014	D214175347		
LEO'S FOODS INC	10/17/2009	D210003204	0000000	0000000
JIMENEZ LEONCIO;JIMENEZ SULEMA R	1/1/2006	00000000000000	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	\$7,242,671	\$1,126,854	\$8,369,525	\$8,369,525
2024	\$6,481,271	\$1,126,854	\$7,608,125	\$7,608,125
2023	\$5,981,896	\$1,126,854	\$7,108,750	\$7,108,750
2022	\$5,327,558	\$1,126,854	\$6,454,412	\$6,454,412
2021	\$4,870,346	\$1,126,854	\$5,997,200	\$5,997,200
2020	\$4,093,146	\$1,126,854	\$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.