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**Address:** [100 THROCKMORTON ST](#)  
**City:** FORT WORTH  
**Georeference:** 14437-18R-3  
**Subdivision:** FORT WORTH ORIGINAL TOWN  
**Neighborhood Code:** OFC-Central Business District

**Latitude:** 32.7559935955  
**Longitude:** -97.3348024664  
**TAD Map:** 2048-396  
**MAPSCO:** TAR-062Z



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

**PROPERTY DATA**

**Legal Description:** FORT WORTH ORIGINAL  
TOWN Block 18R Lot 3 PART NOT IN TIF

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #1 - DOWNTOWN (601)  
FORT WORTH ISD (905)

**Site Number:** 80881567  
**Site Name:** TWO CITY PLACE - OFFICE/RETAIL  
**Site Class:** OFCMidHigh - Office-Mid to High Rise  
**Parcels:** 6

**Primary Building Name:** TWO CITY PLACE (NOT IN TIF) / 41229541  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 560,370  
**Net Leasable Area+++:** 315,225  
**Percent Complete:** 100%  
**Land Sqft\*:** 76,600  
**Land Acres\*:** 1.7584  
**Pool:** N

**State Code:** F1  
**Year Built:** 1976  
**Personal Property Account:** Multi  
**Agent:** RYAN LLC (00320)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$51,542,416  
**Protest Deadline Date:** 5/31/2024

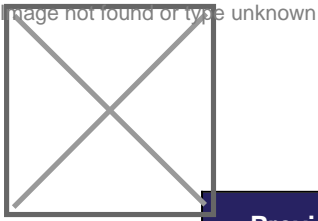
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
SREP-TCPFWTX LLC  
**Primary Owner Address:**  
2001 BRYAN ST STE 2150  
DALLAS, TX 75201

**Deed Date:** 4/14/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222099343](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SREP-OCPFWTX LLC	2/23/2011	<a href="#">D211044257</a>	0000000	0000000
PNL FORT WORTH LP	1/1/2006	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 <sup>+</sup>
2025	\$45,843,376	\$5,699,040	\$51,542,416	\$51,542,416
2024	\$33,820,547	\$5,699,040	\$39,519,587	\$39,519,587
2023	\$33,433,500	\$5,699,040	\$39,132,540	\$39,132,540
2022	\$31,926,860	\$5,699,040	\$37,625,900	\$37,625,900
2021	\$30,322,269	\$5,699,040	\$36,021,309	\$36,021,309
2020	\$39,245,882	\$5,699,040	\$44,944,922	\$44,944,922

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.