



Address: [5750 STRATUM DR](#)
City: FORT WORTH
Georeference: 14555-1-4ER
Subdivision: FOSSIL CREEK #1 ADDITION
Neighborhood Code: MED-North Tarrant County General

Latitude: 32.8463775294
Longitude: -97.2977429352
TAD Map: 2060-428
MAPSCO: TAR-049H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSSIL CREEK #1 ADDITION
Block 1 Lot 4ER

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)

Site Number: 80758258

Site Name: VACANT OFFICE

Site Class: MEDSurgery - Medical-Outpatient Surgery Center

Parcels: 1

Primary Building Name: MODERN VASCULAR / 41470389

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 6,912

Net Leasable Area⁺⁺⁺: 6,912

Percent Complete: 100%

State Code: F1

Year Built: 1999

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (99340)

Notice Sent Date: 5/1/2025

Notice Value: \$2,945,986

Protest Deadline Date: 6/2/2025

Land Sqft^{*}: 41,835

Land Acres^{*}: 0.9603

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:

RABIA LLC

JILANI PROPERTIES LLC

Primary Owner Address:

12 ARUNDEL DR

HAYWARD, CA 94542

Deed Date: 12/22/2021

Deed Volume:

Deed Page:

Instrument: [D221377267](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARAMOUNT COMMERCIAL REALTY LLC	12/16/2019	D219299739		
TAGGART CHARLES L	10/14/2015	D215236971		
STRATUM ONE LLC	12/28/2012	D212319012	0000000	0000000
RAW INC	1/1/2009	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	\$1,874,495	\$125,505	\$2,000,000	\$2,000,000
2024	\$2,624,495	\$125,505	\$2,750,000	\$2,750,000
2023	\$2,984,895	\$125,505	\$3,110,400	\$3,110,400
2022	\$2,984,895	\$125,505	\$3,110,400	\$3,110,400
2021	\$960,752	\$125,505	\$1,086,257	\$1,086,257
2020	\$960,752	\$125,505	\$1,086,257	\$1,086,257

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.