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Address: [200 THROCKMORTON ST](#)
City: FORT WORTH
Georeference: 14437-18R-2R
Subdivision: FORT WORTH ORIGINAL TOWN
Neighborhood Code: OFC-Central Business District

Latitude: 32.7552276948
Longitude: -97.3342596839
TAD Map: 2048-392
MAPSCO: TAR-062Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FORT WORTH ORIGINAL
TOWN Block 18R Lot 2R PART NO 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⁺⁺⁺: 329,458
Net Leasable Area⁺⁺⁺: 14,950
Percent Complete: 100%
Land Sqft^{*}: 64,252
Land Acres^{*}: 1.4750
Pool: N

State Code: F1
Year Built: 1976
Personal Property Account: N/A
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$17,682,210
Protest Deadline Date: 5/31/2024

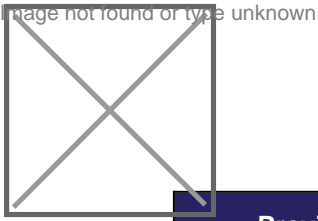
+++ Rounded.

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

OWNER INFORMATION

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

Deed Date: 4/14/2022
Deed Volume:
Deed Page:
Instrument: [D222099344](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
THROCKMORTON FW2 LLC	1/1/2013	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	\$12,901,861	\$4,780,349	\$17,682,210	\$17,682,210
2024	\$8,777,293	\$4,780,349	\$13,557,642	\$13,557,642
2023	\$8,164,340	\$4,780,349	\$12,944,689	\$12,944,689
2022	\$7,796,424	\$4,780,349	\$12,576,773	\$12,576,773
2021	\$7,203,883	\$4,780,349	\$11,984,232	\$11,984,232
2020	\$9,323,931	\$4,780,349	\$14,104,280	\$14,104,280

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.