

Tarrant Appraisal District

Property Information | PDF

Account Number: 42166657

Latitude: 32.8360900418

TAD Map: 2060-424 **MAPSCO:** TAR-049M

Longitude: -97.2963813581

Address: 3600 TANACROSS DR

City: FORT WORTH
Georeference: 30281-7-3

Subdivision: NORTHERN CROSSING ADDITION

Neighborhood Code: APT-North Fort Worth

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

PROPERTY DATA

Legal Description: NORTHERN CROSSING

ADDITION Block 7 Lot 3

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800018633

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (27) Name: MERCANTILE SQUARE APARTMENTS

TARRANT REGIONAL WATER DISTRICT (223) Site Class: APTExempt - Apartment-Exempt

TARRANT COUNTY COLLEGE (225) Parcels: 1

EAGLE MTN-SAGINAW ISD (918) Primary Building Name: Mercantile Square Apts / 42166657

State Code: BCPrimary Building Type: Multi-FamilyYear Built: 2017Gross Building Area***: 352,354Personal Property Account: N/ANet Leasable Area***: 347,709

 Agent: RYAN LLC (00320)
 Percent Complete: 100%

 Notice Sent Date: 5/1/2025
 Land Sqft*: 741,472

 Notice Value: \$70,859,617
 Land Acres*: 17.0220

Protest Deadline Date: 5/31/2024 Pool: Y

+++ Rounded.

OWNER INFORMATION

Current Owner:

FORT WORTH HOUSING FINANCE CORPORATION

Primary Owner Address:

200 TEXAS ST

FORT WORTH, TX 76102

Deed Date: 9/29/2016

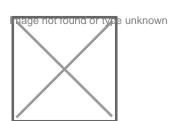
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Instrument: <u>D216229980</u>

VALUES

08-04-2025 Page 1

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



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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$68,079,097 | \$2,780,520 | \$70,859,617 | \$70,859,617 |
| 2024 | \$51,524,672 | \$2,780,520 | \$54,305,192 | \$54,305,192 |
| 2023 | \$61,622,141 | \$2,780,520 | \$64,402,661 | \$64,402,661 |
| 2022 | \$59,358,555 | \$2,780,520 | \$62,139,075 | \$62,139,075 |
| 2021 | \$57,985,105 | \$2,780,520 | \$60,765,625 | \$60,765,625 |
| 2020 | \$57,985,105 | \$2,780,520 | \$60,765,625 | \$60,765,625 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• PUBLIC PROPERTY 11.11

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.

08-04-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.