



Address: [3600 TANACROSS DR](#)
City: FORT WORTH
Georeference: 30281-7-3
Subdivision: NORTHERN CROSSING ADDITION
Neighborhood Code: APT-North Fort Worth

Latitude: 32.8360900418
Longitude: -97.2963813581
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 7 Lot 3

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: BC

Year Built: 2017

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$70,859,617

Protest Deadline Date: 5/31/2024

Site Number: 800018633

Site Name: MERCANTILE SQUARE APARTMENTS

Site Class: APTExempt - Apartment-Exempt

Parcels: 1

Primary Building Name: Mercantile Square Apts / 42166657

Primary Building Type: Multi-Family

Gross Building Area⁺⁺⁺: 352,354

Net Leasable Area⁺⁺⁺: 347,709

Percent Complete: 100%

Land Sqft^{*}: 741,472

Land Acres^{*}: 17.0220

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

FORT WORTH HOUSING FINANCE CORPORATION

Primary Owner Address:

200 TEXAS ST
FORT WORTH, TX 76102

Deed Date: 9/29/2016

Deed Volume:

Deed Page:

Instrument: [D216229980](#)

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	\$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.

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

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.