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**Address:** [4972 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 25768-1E-1R  
**Subdivision:** MERCANTILE CENTER ADDITION  
**Neighborhood Code:** WH-Fossil Creek/Mercantile

**Latitude:** 32.8307575363  
**Longitude:** -97.3072662521  
**TAD Map:** 2054-420  
**MAPSCO:** TAR-049L



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

## PROPERTY DATA

**Legal Description:** MERCANTILE CENTER  
ADDITION Block 1E Lot 1R

**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:** 800022234

**Site Name:** S & S ACTIVEWEAR

**Site Class:** WHDist - Warehouse-Distribution

**Parcels:** 1

**Primary Building Name:** S & S ACTIVEWARE / 42269979

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 656,390

**Net Leasable Area**<sup>+++</sup>: 656,390

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 1,451,766

**Land Acres**<sup>\*</sup>: 33.3280

**Pool:** N

**State Code:** F1

**Year Built:** 2017

**Personal Property Account:** Multi

**Agent:** POPP HUTCHESON PLLC (09252)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$59,916,974

**Protest Deadline Date:** 5/31/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

WPT SYLVANIA AVENUE LP

**Primary Owner Address:**

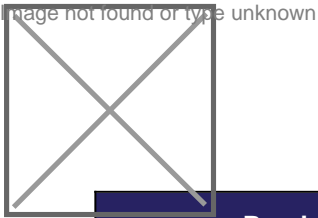
PO BOX 2980  
CHICAGO, IL 60690

**Deed Date:** 4/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** 803102300



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WPT REEVES PLACE LP	3/31/2020	NAMCHG6633788		
PIRET (MERCANTILE) HOLDINGS LLC	8/30/2018	<a href="#">D218194435</a>		

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	\$55,561,676	\$4,355,298	\$59,916,974	\$59,916,974
2024	\$29,299,356	\$4,355,298	\$33,654,654	\$33,654,654
2023	\$28,639,461	\$4,355,298	\$32,994,759	\$32,994,759
2022	\$28,144,702	\$4,355,298	\$32,500,000	\$32,500,000
2021	\$29,846,475	\$3,629,415	\$33,475,890	\$33,475,890
2020	\$28,565,692	\$3,629,415	\$32,195,107	\$32,195,107

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.