



Address: [5501 SANDSHELL DR](#)
City: FORT WORTH
Georeference: 21554-A-1
Subdivision: JDA FOSSIL CREEK
Neighborhood Code: WH-Fossil Creek/Mercantile

Latitude: 32.8450006374
Longitude: -97.3108690066
TAD Map: 2054-428
MAPSCO: TAR-049G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: JDA FOSSIL CREEK Block A Lot 1

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: 800029934
Site Name: FOSSIL CREEK CROSSING DISTRIBUTION WH
Site Class: WHDist - Warehouse-Distribution
Parcels: 2
Primary Building Name: 5501 DIST WH / 42307692
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 213,089
Net Leasable Area⁺⁺⁺: 213,089
Percent Complete: 100%
Land Sqft^{*}: 461,477
Land Acres^{*}: 10.5940
Pool: N

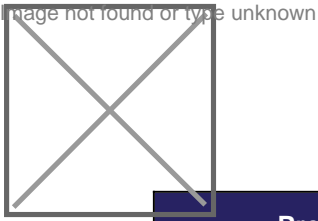
State Code: F1
Year Built: 2018
Personal Property Account: Multi
Agent: ALTUS GROUP US INC/SOUTHLAKE (00652)
Notice Sent Date: 5/1/2025
Notice Value: \$20,198,706
Protest Deadline Date: 5/31/2024

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

OWNER INFORMATION

Current Owner:
RREEF CPIF FORT WORTH PROPERTIES TX LP
Primary Owner Address:
222 S RIVERSIDE PLAZA 34TH FLR
CHICAGO, IL 60606

Deed Date: 7/7/2022
Deed Volume:
Deed Page:
Instrument: [D222173119](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TX 5501 SANDSHELL DR (DE) LLC	9/17/2021	D221280512		
FOSSIL CREEK OWNER LLC	9/7/2018	D218200596		

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	\$18,583,536	\$1,615,170	\$20,198,706	\$20,198,706
2024	\$10,743,992	\$1,615,170	\$12,359,162	\$12,359,162
2023	\$10,317,814	\$1,615,170	\$11,932,984	\$11,932,984
2022	\$9,998,181	\$1,615,170	\$11,613,351	\$11,613,351
2021	\$9,039,280	\$1,615,170	\$10,654,450	\$10,654,450
2020	\$8,400,013	\$1,615,170	\$10,015,183	\$10,015,183

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.