

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42328436

Address: 425 W EVERMAN PKWY

City: FORT WORTH **Georeference:** 39632-1-1

Subdivision: SOUTHLAND BUSINESS PARK ADDITION

Neighborhood Code: WH-South Tarrant County General

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

Longitude: -97.3309766143

## PROPERTY DATA

Legal Description: SOUTHLAND BUSINESS PARK

ADDITION Block 1 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026) **TARRANT COUNTY (220)** 

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

EVERMAN ISD (904)

State Code: F1 Year Built: 2017

Personal Property Account: Multi

Agent: RYAN LLC (00320) Notice Sent Date: 5/1/2025 Notice Value: \$27,209,513

Protest Deadline Date: 5/31/2024

Site Number: 800028085

Site Name: SOUTHLAND BUSINESS PARK - BLDG 1

Site Class: WHDist - Warehouse-Distribution

Latitude: 32.6252882812

**TAD Map:** 2048-348 MAPSCO: TAR-105J

Parcels: 1

Primary Building Name: WAREHOUSE / 42328436

Primary Building Type: Commercial Gross Building Area+++: 287,040 **Net Leasable Area+++:** 287,040 Percent Complete: 100%

Land Sqft\*: 762,916 Land Acres\*: 17.5141

Pool: N

## OWNER INFORMATION

**Current Owner:** 

EVERMAN FORT WORTH BUILDING 1 SPE LLC

**Primary Owner Address:** 

7501 WISCONSIN AVE STE 1300W

BETHESDA, MD 20814

**Deed Date: 7/30/2021** 

**Deed Volume: Deed Page:** 

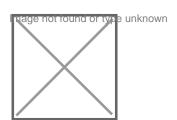
Instrument: D221221708

## **VALUES**

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

<sup>\*</sup> 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	\$25,302,223	\$1,907,290	\$27,209,513	\$27,209,513
2024	\$15,889,190	\$1,907,290	\$17,796,480	\$17,796,480
2023	\$14,740,710	\$1,907,290	\$16,648,000	\$16,648,000
2022	\$14,166,950	\$1,907,290	\$16,074,240	\$16,074,240
2021	\$12,886,710	\$1,907,290	\$14,794,000	\$14,794,000
2020	\$12,168,510	\$1,907,290	\$14,075,800	\$14,075,800

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

## **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.

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