



Address: [3328 FOSSIL CREEK BLVD](#)
City: FORT WORTH
Georeference: 21554-A-4
Subdivision: JDA FOSSIL CREEK
Neighborhood Code: WH-Fossil Creek/Mercantile

Latitude: 32.8467946518
Longitude: -97.3109120894
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 4

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: 800039082

Site Name: DAL TILE/SHEARERS SNACKS

Site Class: WHDist - Warehouse-Distribution

Parcels: 1

Primary Building Name: FOSSIL CREEK WH / 42462116

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 176,700

Net Leasable Area⁺⁺⁺: 176,700

Percent Complete: 100%

Land Sqft^{*}: 417,188

Land Acres^{*}: 9.5770

Pool: N

State Code: F1

Year Built: 2019

Personal Property Account: [14867554](#)

Agent: ALTUS GROUP US INC/SOUTHLAKE (00652)

Notice Sent Date: 5/1/2025

Notice Value: \$18,159,927

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:

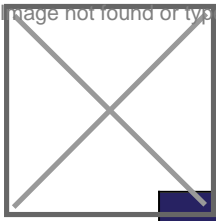
222 S RIVERSIDE PLAZA 34TH FLR
CHICAGO, IL 60606

Deed Date: 7/7/2022

Deed Volume:

Deed Page:

Instrument: [D222173122](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TX 3328 FOSSIL CREEK (DE) LLC	9/17/2021	D221280428		
FOSSIL CREEK II OWNER LLC	11/8/2019	D219258678		

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	\$16,699,769	\$1,460,158	\$18,159,927	\$18,159,927
2024	\$10,202,042	\$1,460,158	\$11,662,200	\$11,662,200
2023	\$9,290,822	\$1,460,158	\$10,750,980	\$10,750,980
2022	\$8,753,273	\$1,460,158	\$10,213,431	\$10,213,431
2021	\$7,839,842	\$1,460,158	\$9,300,000	\$9,300,000
2020	\$6,668,042	\$1,460,158	\$8,128,200	\$8,128,200

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.