



**Address:** [6550 WULIGER WAY](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 21115-3-1  
**Subdivision:** INDUSTRIAL PARK ADDITION  
**Neighborhood Code:** IM-North Fort Worth General

**Latitude:** 32.8522148416  
**Longitude:** -97.2419190934  
**TAD Map:** 2078-428  
**MAPSCO:** TAR-051C



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

## PROPERTY DATA

**Legal Description:** INDUSTRIAL PARK ADDITION  
Block 3 Lot 1

**Jurisdictions:**

- CITY OF N RICHLAND HILLS (018)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BIRDVILLE ISD (902)

**State Code:** F2

**Year Built:** 1981

**Personal Property Account:** [11501332](#)

**Agent:** RYAN LLC (00320)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 80110819

**Site Name:** SOUTHWESTADI.COM/ FWGRILLS.COM

**Site Class:** IMHeavy - Industrial/Mfg-Heavy

**Parcels:** 1

**Primary Building Name:** FWGRILLS.COM / 01429078

**Primary Building Type:** Industrial

**Gross Building Area<sup>+++</sup>:** 123,912

**Net Leasable Area<sup>+++</sup>:** 123,912

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 479,160

**Land Acres<sup>\*</sup>:** 11.0000

**Pool:** N

<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:**  
TLP 6550 WULIGER WAY LLC  
**Primary Owner Address:**  
2215 YORK RD SUITE 405  
OAK BROOK, IL 60523

**Deed Date:** 6/1/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221157487](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHURCHILL PROPERTIES LLC	8/21/2015	<a href="#">D215188777</a>		
TEXAS REVERSE EXCHANGE HOLDING COMPANY LLC	5/18/2015	<a href="#">D215106777</a>		
HAL ALLEN FAMILY LP	9/11/2014	<a href="#">D214205141</a>		
SEALY TEXAS MANAGEMENT INC	6/21/2007	<a href="#">D207223291</a>	0000000	0000000
SEALY TEXAS LP	11/30/1999	<a href="#">D205034996</a>	0000000	0000000
SEALY TEXAS HOLDINGS LLC ETAL	11/29/1999	<a href="#">D205034994</a>	0000000	0000000
SEALY MATTRESS CO OF FT WORTH	12/31/1900	00000000000000	0000000	0000000

### 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	\$0	\$0	\$0	\$0
2024	\$3,545,848	\$1,054,152	\$4,600,000	\$4,600,000
2023	\$3,158,856	\$1,054,152	\$4,213,008	\$4,213,008
2022	\$3,050,388	\$1,054,152	\$4,104,540	\$4,104,540
2021	\$2,670,848	\$1,054,152	\$3,725,000	\$3,725,000
2020	\$2,539,296	\$1,054,152	\$3,593,448	\$3,593,448

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

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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.