

Account Number: 03695042



Address: 5050 RONDO DR

City: FORT WORTH

Georeference: 48540-3-13

**Subdivision:** GSID IND PK - MARK IV **Neighborhood Code:** WH-Mark IV Parkway

**Latitude:** 32.8325036161 **Longitude:** -97.3173112316

**TAD Map:** 2054-424 **MAPSCO:** TAR-049K





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

## **PROPERTY DATA**

Legal Description: GSID IND PK - MARK IV Block 3

SITE 13

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)

State Code: F1 Year Built: 1969

Personal Property Account: N/A Agent: RYAN LLC (00320)

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

+++ Rounded

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

**Site Number:** 80253598

Site Name: SYSTEM BEAUTY

Site Class: WHStorage - Warehouse-Storage

Parcels: 4

Primary Building Name: WAREHOUSE / 03695018

**Primary Building Type:** Commercial

Gross Building Area+++: 0
Net Leasable Area+++: 0
Percent Complete: 100%

Land Sqft\*: 50,094 Land Acres\*: 1.1500

Pool: N

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## **OWNER INFORMATION**

Current Owner: TLP 5050 RONDO LLC Primary Owner Address: 2215 YORK RD SUITE 405 OAK BROOK, IL 60523 Deed Date: 5/5/2022 Deed Volume: Deed Page:

Instrument: D222118489

| Previous Owners                 | Date       | Instrument     | Deed Volume | Deed Page |
|---------------------------------|------------|----------------|-------------|-----------|
| K & MC JOHNSON INVESTMENTS LLC  | 12/30/2020 | D221007772     |             |           |
| SYSTEM BEAUTY LOGISTICS LLC     | 10/9/2014  | D214223623     |             |           |
| GLEN E CAPITAL LLC              | 3/26/2007  | D207107546     | 0000000     | 0000000   |
| LEJAC LINDA;LEJAC MICHAEL MUNRO | 12/31/1975 | D176500517     | 0000000     | 0000000   |
| TRAMMELL CROW                   | 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 | \$10,209           | \$125,235   | \$135,444    | \$135,444        |
| 2023 | \$10,209           | \$125,235   | \$135,444    | \$135,444        |
| 2022 | \$10,209           | \$125,235   | \$135,444    | \$135,444        |
| 2021 | \$10,209           | \$100,188   | \$110,397    | \$110,397        |
| 2020 | \$10,209           | \$100,188   | \$110,397    | \$110,397        |

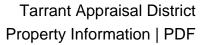
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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



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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