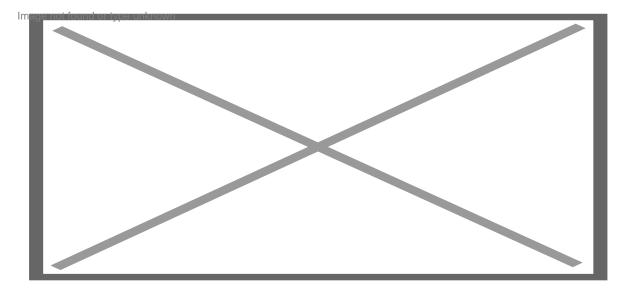


# Tarrant Appraisal District Property Information | PDF Account Number: 04997581

### Address: <u>4300 DIPLOMACY RD STE A</u> City: FORT WORTH Georeference: 6935-304A-3

Subdivision: CENTREPORT ADDITION Neighborhood Code: WH-Centreport Latitude: 32.8261684505 Longitude: -97.040321928 TAD Map: 2138-420 MAPSCO: TAR-056V





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

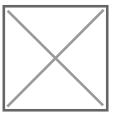
# PROPERTY DATA

# **Legal Description:** CENTREPORT ADDITION Block 304A Lot 3

#### Jurisdictions:

Site Number: 80450431
Site Name: KEEBLER DIST CTR/GREEN PLANET 21
Site Class: WHDist - Warehouse-Distribution
Parcels: 1
Primary Building Name: 4300 DIPLOMACY RD / 04997581
Primary Building Type: Commercial
Gross Building Area <sup>+++</sup> : 210,993
Net Leasable Area <sup>+++</sup> : 210,993
(Polocar)t Complete: 100%
Land Sqft <sup>*</sup> : 439,085
Land Acres <sup>*</sup> : 10.0800
Pool: N

ranked in the following order: Recorded, Computed, System, Calculated.



# OWNER INFORMATION

### Current Owner:

DENALI TEXAS DIP INDUSTRIAL LL

### Primary Owner Address:

120 N LASALLE ST STE 1750 CHICAGO, IL 60602 Deed Date: 7/1/2014 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D214146762

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALWOOD CENTREPORT LP	12/10/2005	D206098678 0000000		0000000
VALWOOD PARK/CENTREPORT LP	12/9/2005	D205372126	000000	0000000
PPF INDUSTRIAL 4300 DIPLOMACY	5/6/2004	D204188817	000000	0000000
EQUITABLE LIFE ASSURANCE SOC	1/26/1996	00122410000001	0012241	0000001
T C W REALTY FUND III	1/28/1991	00101960000137	0010196	0000137
T C W REALTY TRUST CO	4/16/1986	00085170001986	0008517	0001986
TCW REALTY FUND III HOLDING CO	8/27/1985	00082890000541	0008289	0000541
CENTRE DEVELOPMENT INC	12/31/1900	000000000000000000000000000000000000000	000000	0000000
CITY OF FT WORTH	12/30/1900	000000000000000000000000000000000000000	000000	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	\$9,320,793	\$1,756,340	\$11,077,133	\$11,077,133
2023	\$8,160,331	\$1,756,340	\$9,916,671	\$9,916,671
2022	\$7,804,643	\$1,756,340	\$9,560,983	\$9,560,983
2021	\$7,637,123	\$1,646,569	\$9,283,692	\$9,283,692
2020	\$6,793,151	\$1,646,569	\$8,439,720	\$8,439,720



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.