



Address: [4401 CAMBRIDGE RD](#)
City: FORT WORTH
Georeference: 6935-302-5
Subdivision: CENTREPORT ADDITION
Neighborhood Code: WH-Centreport

Latitude: 32.8276855434
Longitude: -97.0447598802
TAD Map: 2138-420
MAPSCO: TAR-056R



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

PROPERTY DATA

Legal Description: CENTREPORT ADDITION Block
302 Lot 5

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- HURST-EULESS-BEDFORD ISD (916)

State Code: F1

Year Built: 1984

Personal Property Account: [09171592](#)

Agent: None

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: 80471668

Site Name: AMERIPAC/VENTURE

Site Class: WHFlex - Warehouse-Flex/Multi-Use

Parcels: 1

Primary Building Name: VENTURE/AMERIPAC / 05614147

Primary Building Type: Commercial

Gross Building Area+++ : 122,259

Net Leasable Area+++ : 122,259

Percent Complete: 100%

Land Sqft* : 316,246

Land Acres* : 7.2600

Pool: N



OWNER INFORMATION

Current Owner:

FIF TX FW LP

Primary Owner Address:

PO BOX 130339

CARLSBAD, CA 92013-0339

Deed Date: 10/1/2024

Deed Volume:

Deed Page:

Instrument: [D224176132](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IC INDUSTRIAL REIT	7/11/2017	D217157799		
LIGHTNING PROPCO I LLC	5/30/2014	D214144298	0000007	0000000
MIT UNSECURED LP	8/26/1997	00128960000419	0012896	0000419
PRUDENTIAL INS CO OF AMERICA	8/30/1989	00096970001615	0009697	0001615
8500 COLLEGE BLVD INC	8/15/1985	00082790000930	0008279	0000930
CENTRE DEV CO INC	2/18/1984	00077460000035	0007746	0000035
CENTREPORT JOINT VENTURE	2/17/1984	00077460000025	0007746	0000025
FT WORTH CITY OF	1/1/1984	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	\$5,164,078	\$1,185,922	\$6,350,000	\$6,350,000
2023	\$4,864,078	\$1,185,922	\$6,050,000	\$6,050,000
2022	\$4,437,992	\$1,185,922	\$5,623,914	\$5,623,914
2021	\$4,071,215	\$1,185,922	\$5,257,137	\$5,257,137
2020	\$3,755,787	\$1,185,922	\$4,941,709	\$4,941,709

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.