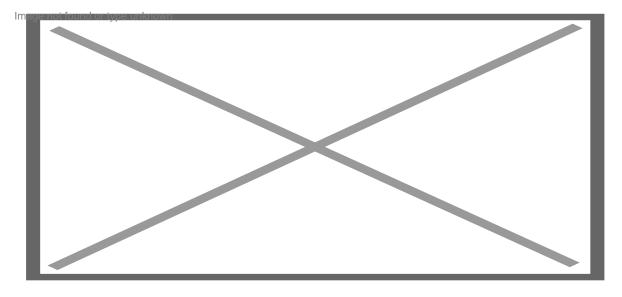


# Tarrant Appraisal District Property Information | PDF Account Number: 05614929

## Address: 4400 CAMBRIDGE RD

City: FORT WORTH Georeference: 6935-303A-4 Subdivision: CENTREPORT ADDITION Neighborhood Code: WH-Centreport Latitude: 32.8279463675 Longitude: -97.0431295962 TAD Map: 2138-420 MAPSCO: TAR-056R



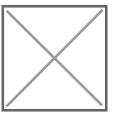


This map, content, and location of property is provided by Google Services.

### PROPERTY DATA

#### Legal Description: CENTREPORT ADDITION Block 303A Lot 4 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 80471684 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Name: ARCH ALUMINUM Site Class: WHDist - Warehouse-Distribution **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** HURST-EULESS-BEDFORD ISD (916) Primary Building Name: 4400 CAMBRIDGE RD / 05614929 State Code: F1 Primary Building Type: Commercial Year Built: 1985 Gross Building Area+++: 145,472 Personal Property Account: 13815881 Net Leasable Area+++: 145,472 Agent: ALTUS GROUP US INC/SOUTHLAKE Reveal Complete: 100% Protest Deadline Date: 5/15/2025 Land Sqft\*: 370,260 Land Acres\*: 8.5000 +++ Rounded. Pool: N \* This represents one of a hierarchy of possible values

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



# Tarrant Appraisal District Property Information | PDF

### **OWNER INFORMATION**

#### Current Owner:

DENALI TEXAS CAMBRIDGE IND LLC

#### Primary Owner Address:

120 N LASALLE ST STE 1750 CHICAGO, IL 60602 Deed Date: 7/2/2014 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D214146763

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALWOOD CENTREPORT LP	12/10/2005	D206098678	000000	0000000
VALWOOD PARK/CENTREPORT LP	12/9/2005	D205372126	000000	0000000
PPF INDUSTRIAL 4300 DIPLOMACY	6/10/2004	D204188817	000000	0000000
EQUITABLE LIFE ASSURANCE SOC	1/6/1996	00122410000001	0012241	0000001
TWC REALTY FUND III	1/28/1991	00101960000146	0010196	0000146
TRUST COMPANY OF THE WEST	4/16/1986	00085170001980	0008517	0001980
TCW REALTY FUND III HOLDING CO	12/20/1985	00084040002125	0008404	0002125
CENTREPORT JOINT VENTURE	7/5/1984	00078790000426	0007879	0000426
FT WORTH CITY OF	1/1/1984	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$6,610,890	\$1,481,040	\$8,091,930	\$8,091,930
2023	\$5,675,903	\$1,481,040	\$7,156,943	\$7,156,943
2022	\$5,433,882	\$1,481,040	\$6,914,922	\$6,914,922
2021	\$5,232,195	\$1,388,475	\$6,620,670	\$6,620,670
2020	\$4,496,565	\$1,388,475	\$5,885,040	\$5,885,040



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.