**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 05614937

Address: 4250 CAMBRIDGE RD

City: FORT WORTH

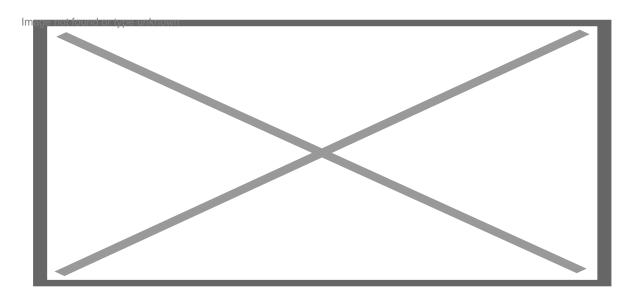
Georeference: 6935-303A-3

Subdivision: CENTREPORT ADDITION Neighborhood Code: WH-Centreport

Latitude: 32.8252294342 Longitude: -97.0431728678

**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 3 Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

HURST-EULESS-BEDFORD ISD (916)

State Code: F1 Year Built: 1983

Personal Property Account: 13800337

Agent: RYAN LLC (00320)

+++ Rounded.

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

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

Calculated.

**Site Number:** 80471692

TARRANT REGIONAL WATER DISTRICT (223)Site Name: Sleeptronic/Posture Beauty Sleep Products

Site Class: WHStorage - Warehouse-Storage

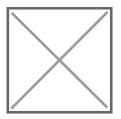
Parcels: 2

Primary Building Name: 1983 101 IND BLDG / 05614937

Primary Building Type: Commercial Gross Building Area+++: 47,012 Net Leasable Area+++: 40,807 Percent Complete: 100%

**Land Sqft**\*: 239,580 **Land Acres\***: 5.5000

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## **OWNER INFORMATION**

Current Owner: SUNCOM HOLDINGS LP Primary Owner Address: 4250 CAMBRIDGE RD FORT WORTH, TX 76155-2626

Deed Date: 12/31/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D211007002

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NESTLE WATERS NORTH AMERICA	5/1/2002	00000000000000	0000000	0000000
OZARKA DRINKING WATER COMPANY	7/21/1987	00090550000366	0009055	0000366
OZARKA DRINKING WATER CO	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	\$1,182,732	\$898,425	\$2,081,157	\$2,081,157
2023	\$959,478	\$898,425	\$1,857,903	\$1,857,903
2022	\$918,080	\$898,425	\$1,816,505	\$1,816,505
2021	\$795,639	\$898,425	\$1,694,064	\$1,694,064
2020	\$728,200	\$898,425	\$1,626,625	\$1,626,625

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

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