



**Address:** [2501 POLARIS DR](#)  
**City:** FORT WORTH  
**Georeference:** 25768-1-3  
**Subdivision:** MERCANTILE CENTER ADDITION  
**Neighborhood Code:** Motel/Hotel General

**Latitude:** 32.8263357382  
**Longitude:** -97.3115710757  
**TAD Map:** 2054-420  
**MAPSCO:** TAR-049Q



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

## PROPERTY DATA

**Legal Description:** MERCANTILE CENTER  
ADDITION Block 1 Lot 3

**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:** 1996

**Personal Property Account:** N/A

**Agent:** AMERICAN PROPERTY SERVICES (00577)

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

**Site Number:** 80702694

**Site Name:** LA QUINTA INN

**Site Class:** MHLtdSvc - Hotel-Limited Service

**Parcels:** 2

**Primary Building Name:** LA QUINTA INN / 06890687

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 84,657

**Net Leasable Area<sup>+++</sup>:** 84,657

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 107,653

**Land Acres<sup>\*</sup>:** 2.4713

**Pool:** Y

<sup>+++</sup> Rounded.

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



## OWNER INFORMATION

**Current Owner:**  
TRINITY HOTEL LLC  
**Primary Owner Address:**  
1116 SAVOY LN  
SOUTHLAKE, TX 76092

**Deed Date:** 1/28/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222011382](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CPLG TX PROPERTIES LLC	5/30/2018	<a href="#">D218116806</a>		
BRE/LQ TX PROPERTIES LP	1/25/2006	<a href="#">D206049386</a>	0000000	0000000
LA QUINTA TEXAS PROPERTIES LP	12/27/2001	<a href="#">D206049381</a>	0000000	0000000
LA QUINTA INNS INC	2/1/1996	00122490001628	0012249	0001628
MERCANTILE PARTNERS	1/1/1996	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$6,132,617	\$753,571	\$6,886,188	\$6,886,188
2023	\$6,132,617	\$753,571	\$6,886,188	\$6,886,188
2022	\$5,746,429	\$753,571	\$6,500,000	\$6,500,000
2021	\$5,430,623	\$753,571	\$6,184,194	\$6,184,194
2020	\$3,982,617	\$753,571	\$4,736,188	\$4,736,188

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.