



Address: [5309 SUPERIOR PKWY](#)
City: FORT WORTH
Georeference: 48550-19-1R
Subdivision: GSID BUS PK - MARK IV
Neighborhood Code: WH-Mark IV Parkway

Latitude: 32.8365574459
Longitude: -97.3265747971
TAD Map: 2048-424
MAPSCO: TAR-049J



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

PROPERTY DATA

Legal Description: GSID BUS PK - MARK IV Block
19 Lot 1R

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)

Site Number: 80873528

Site Name: MULTI TENANT WAREHOUSE

Site Class: WHStorage - Warehouse-Storage

Parcels: 1

Primary Building Name: MULTI TENANT WAREHOUSE / 41410483

State Code: F1

Primary Building Type: Commercial

Year Built: 2008

Gross Building Area⁺⁺⁺: 68,552

Personal Property Account: Multi

Net Leasable Area⁺⁺⁺: 67,500

Agent: INVOKE TAX PARTNERS (000548)

Percent Complete: 100%

Protest Deadline Date: 5/15/2025

Land Sqft^{*}: 427,915

⁺⁺⁺ Rounded.

Land Acres^{*}: 9.8235

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Pool: N



OWNER INFORMATION

Current Owner:

CIP DFW LOGISTICS LLC

Primary Owner Address:

19762 MACARTHUR BLVD SUITE 300
IRVINE, CA 92612

Deed Date: 12/23/2020

Deed Volume:

Deed Page:

Instrument: [D220339448](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MBI DFW LOGISTICS LLC	5/14/2019	D219105043		
FE-SI DFW TRUCK CENTERS LP	8/2/2017	D217176934		
REALTY IV/USTC MARK IV LP	5/28/2009	D209144760	0000000	0000000
MARK 4 USTC LLC	1/1/2008	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	\$3,433,249	\$1,091,183	\$4,524,432	\$4,524,432
2023	\$3,308,817	\$1,091,183	\$4,400,000	\$4,400,000
2022	\$3,159,041	\$1,091,183	\$4,250,224	\$4,250,224
2021	\$2,958,817	\$1,091,183	\$4,050,000	\$4,050,000
2020	\$2,808,817	\$1,091,183	\$3,900,000	\$3,900,000

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.