



## LOCATION

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**Address:** [2601 AERO DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14495-C-1  
**Subdivision:** FORUM PARK ADDITION  
**Neighborhood Code:** WH-GSID

**Latitude:** 32.7040655489  
**Longitude:** -97.0551609162  
**TAD Map:** 2132-376  
**MAPSCO:** TAR-084Y



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** FORUM PARK ADDITION Block  
C SITE 1

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** F1

**Year Built:** 1980

**Personal Property Account:** Multi

**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:** 80876416

**Site Name:** ASSURED BUSINESS PARK

**Site Class:** WHStorage - Warehouse-Storage

**Parcels:** 2

**Primary Building Name:** 2601 AERO DR / 00976539

**Primary Building Type:** Commercial

**Gross Building Area**+++ : 56,625

**Net Leasable Area**+++ : 56,625

**Percent Complete:** 100%

**Land Sqft**\* : 148,100

**Land Acres**\* : 3.3999

**Pool:** N

## OWNER INFORMATION

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**Current Owner:**

MRI ACL PORTFOLIO INVEST FUND

**Primary Owner Address:**

1745 S ALMA SCHOOL RD STE 160  
MESA, AZ 85210

**Deed Date:** 2/20/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207073057](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALDUDES-AERO LLC	4/10/2002	00156030000224	0015603	0000224
AERCO PROPERTIES LP	8/6/1999	00139500000256	0013950	0000256
VALK DONALD L	10/7/1994	00117560002303	0011756	0002303
V L N CORP	8/3/1990	00100210001333	0010021	0001333
MERITOR SAVINGS BANK	5/2/1989	00095800002172	0009580	0002172
FORUM BUSINESS PARK LTD	12/31/1900	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	\$2,086,400	\$518,350	\$2,604,750	\$2,604,750
2023	\$1,941,930	\$518,350	\$2,460,280	\$2,460,280
2022	\$1,824,774	\$518,350	\$2,343,124	\$2,343,124
2021	\$1,825,067	\$444,300	\$2,269,367	\$2,269,367
2020	\$1,654,524	\$444,300	\$2,098,824	\$2,098,824

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.