

LOCATION

Address: [5450 STRATUM DR](#)
City: FORT WORTH
Georeference: 14555-1-4C
Subdivision: FOSSIL CREEK #1 ADDITION
Neighborhood Code: OFC-North Tarrant County

Latitude: 32.8418212067
Longitude: -97.29780567
TAD Map: 2060-424
MAPSCO: TAR-049H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOSSIL CREEK #1 ADDITION
 Block 1 Lot 4C

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: 80806465
Site Name: Circle L Roofing / IRS / Hill Rom Med Supplies
Site Class: OFCLowRise - Office-Low Rise
Parcels: 1
Primary Building Name: IRS / CLINICAL PATHOLOGY / 04414764

State Code: F1

Primary Building Type: Commercial

Year Built: 2004

Gross Building Area⁺⁺⁺: 48,560

Personal Property Account: [10841513](#)

Net Leasable Area⁺⁺⁺: 47,692

Agent: None

Percent Complete: 100%

Protest Deadline Date: 5/15/2025

Land Sqft^{*}: 175,198

⁺⁺⁺ Rounded.

Land Acres^{*}: 4.0220

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

Pool: N

OWNER INFORMATION

Current Owner:

KUMAGAI STRATUM LLC

Primary Owner Address:

PO BOX 4338
 ORANGE, CA 92863-4338

Deed Date: 11/12/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210289536](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUMAGAI HENRY;KUMAGAI JUDY TRS	5/11/2010	D210140711	0000000	0000000
KUMAGAI HENRY I;KUMAGAI JUDY Y	8/3/2009	D209208940	0000000	0000000
SOUTHWEST FOSSIL CREEK PTNRS	12/18/2001	00153390000056	0015339	0000056
HUNT WOODBINE REALTY CORP	12/6/1991	00000000000000	0000000	0000000
HUNT REALTY ASSETS INC	11/13/1991	00000000000000	0000000	0000000
WOODBINE REALTY CORP	4/19/1989	00090870003129	0009087	0003129
HUNT REALTY CORPORATION	12/30/1986	00088040001125	0008804	0001125
HUNT OIL CO	4/21/1986	00085220000375	0008522	0000375
HUNT INVESTMENT CORPORATION	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$4,549,208	\$700,792	\$5,250,000	\$5,250,000
2023	\$4,299,208	\$700,792	\$5,000,000	\$5,000,000
2022	\$4,689,222	\$700,792	\$5,390,014	\$5,390,014
2021	\$4,239,208	\$700,792	\$4,940,000	\$4,940,000
2020	\$4,239,208	\$700,792	\$4,940,000	\$4,940,000

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.