



## LOCATION

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**Address:** [4400 NORTH FWY](#)

**City:** FORT WORTH

**Georeference:** 25768-2B-1A

**Subdivision:** MERCANTILE CENTER ADDITION

**Neighborhood Code:** Motel/Hotel General

**Latitude:** 32.8213319482

**Longitude:** -97.3115734178

**TAD Map:** 2054-420

**MAPSCO:** TAR-049Q



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:** MERCANTILE CENTER  
ADDITION Block 2B Lot 1A

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** F1

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 80742343

**Site Name:** HILTON GARDEN INN

**Site Class:** MHSuites - Hotel-Suites

**Parcels:** 1

**Primary Building Name:** HILTON GARDEN INN / 07126409

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 58,943

**Net Leasable Area<sup>+++</sup>:** 58,943

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 108,021

**Land Acres<sup>\*</sup>:** 2.4798

**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

FOSSIL CREEK JOINT VENTURE LLC

**Primary Owner Address:**

4400 NORTH FWY  
FORT WORTH, TX 76137

**Deed Date:** 7/22/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217166268](#)

| Previous Owners           | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------|------------|----------------------------|-------------|-----------|
| MOE HOSPITALITY LLC       | 7/21/2017  | <a href="#">D217166263</a> |             |           |
| SUMMIT HOSPITALITY 1 LLC  | 10/10/2013 | <a href="#">D213274207</a> | 0000000     | 0000000   |
| SUMMIT HOTEL OP LP        | 10/17/2012 | <a href="#">D212261867</a> | 0000000     | 0000000   |
| LMREI TEXAS HP LLC        | 10/15/2011 | <a href="#">D211251836</a> | 0000000     | 0000000   |
| TPG CW REO II LP          | 10/14/2011 | <a href="#">D211251835</a> | 0000000     | 0000000   |
| FCH NORTH FT WORTH LLC    | 11/30/2007 | <a href="#">D207448419</a> | 0000000     | 0000000   |
| MERCANTILE HOSPITALITY LP | 7/6/1998   | 00133260000290             | 0013326     | 0000290   |
| MERCANTILE HOSPITALITY    | 1/31/1998  | 00130640000008             | 0013064     | 0000008   |
| MERCANTILE PARTNERS       | 1/1/1998   | 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 | \$5,568,853        | \$756,147   | \$6,325,000  | \$6,325,000                  |
| 2023 | \$4,993,853        | \$756,147   | \$5,750,000  | \$5,750,000                  |
| 2022 | \$4,743,853        | \$756,147   | \$5,500,000  | \$5,500,000                  |
| 2021 | \$3,743,853        | \$756,147   | \$4,500,000  | \$4,500,000                  |
| 2020 | \$6,843,853        | \$756,147   | \$7,600,000  | \$7,600,000                  |

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.