



## LOCATION

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**Address:** [5450 N RIVERSIDE DR](#)

**City:** FORT WORTH

**Georeference:** 14555-2-3CR2

**Subdivision:** FOSSIL CREEK #1 ADDITION

**Neighborhood Code:** Community Facility General

**Latitude:** 32.8429838149

**Longitude:** -97.2992799355

**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

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**Legal Description:** FOSSIL CREEK #1 ADDITION  
Block 2 Lot 3CR2

**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:** 80799728

**Site Name:** TCCD MULTIPRPOSE CTR

**Site Class:** ExGovt - Exempt-Government

**Parcels:** 1

**Primary Building Name:** TCCD MULTIPRPOSE CTR/ 07877013

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 75,995

**Net Leasable Area<sup>+++</sup>:** 75,995

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 389,382

**Land Acres<sup>\*</sup>:** 8.9390

**Pool:** N

**State Code:** F1

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

<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

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**Current Owner:**

TARRANT COUNTY COLLEGE DISTRICT

**Primary Owner Address:**

300 TRINITY CAMPUS CIR  
FORT WORTH, TX 76102

**Deed Date:** 9/8/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215203717](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESI MAIL ORDER PROCESSING INC	12/22/2010	<a href="#">D215158802</a>		
NEXTRX INC	6/16/2009	<a href="#">D209163246</a>	0000000	0000000
PRECISION RX INC	1/1/2001	000000000000000	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	\$20,222,673	\$1,362,840	\$21,585,513	\$21,585,513
2023	\$20,698,539	\$1,362,840	\$22,061,379	\$22,061,379
2022	\$16,773,068	\$1,362,840	\$18,135,908	\$18,135,908
2021	\$15,921,817	\$1,362,840	\$17,284,657	\$17,284,657
2020	\$16,490,974	\$1,362,840	\$17,853,814	\$17,853,814

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

- PUBLIC PROPERTY 11.11

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.