

## LOCATION

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**Address:** [5750 STRATUM DR](#)

**City:** FORT WORTH

**Georeference:** 14555-1-4ER

**Subdivision:** FOSSIL CREEK #1 ADDITION

**Neighborhood Code:** MED-North Tarrant County General

**Latitude:** 32.8463775294

**Longitude:** -97.2977429352

**TAD Map:** 2060-428

**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 1 Lot 4ER

**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:** 80758258

**Site Name:** MODERN VASCULAR OUTPATIENT CLINIC

**Site Class:** MEDSurgery - Medical-Outpatient Surgery Center

**Parcels:** 1

**Primary Building Name:** MODERN VASCULAR / 41470389

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 6,912

**Net Leasable Area<sup>+++</sup>:** 6,912

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 41,835

**Land Acres<sup>\*</sup>:** 0.9603

**Pool:** N

**State Code:** F1

**Year Built:** 1999

**Personal Property Account:** N/A

**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.

## OWNER INFORMATION

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**Current Owner:**

RABIA LLC

JILANI PROPERTIES LLC

**Primary Owner Address:**

12 ARUNDEL DR

HAYWARD, CA 94542

**Deed Date:** 12/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221377267](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARAMOUNT COMMERCIAL REALTY LLC	12/16/2019	<a href="#">D219299739</a>		
TAGGART CHARLES L	10/14/2015	<a href="#">D215236971</a>		
STRATUM ONE LLC	12/28/2012	<a href="#">D212319012</a>	0000000	0000000
RAW INC	1/1/2009	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	\$2,624,495	\$125,505	\$2,750,000	\$2,750,000
2023	\$2,984,895	\$125,505	\$3,110,400	\$3,110,400
2022	\$2,984,895	\$125,505	\$3,110,400	\$3,110,400
2021	\$960,752	\$125,505	\$1,086,257	\$1,086,257
2020	\$960,752	\$125,505	\$1,086,257	\$1,086,257

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.