



LOCATION

Address: [4972 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 25768-1E-1R
Subdivision: MERCANTILE CENTER ADDITION
Neighborhood Code: WH-Fossil Creek/Mercantile

Latitude: 32.8307575363
Longitude: -97.3072662521
TAD Map: 2054-420
MAPSCO: TAR-049L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MERCANTILE CENTER
ADDITION Block 1E Lot 1R

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: 800022234

Site Name: S & S ACTIVEWEAR

Site Class: WHDist - Warehouse-Distribution

Parcels: 1

Primary Building Name: S & S ACTIVEWARE / 42269979

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 656,390

Net Leasable Area⁺⁺⁺: 656,390

Percent Complete: 100%

Land Sqft^{*}: 1,451,766

Land Acres^{*}: 33.3280

Pool: N

State Code: F1

Year Built: 2017

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.

OWNER INFORMATION

Current Owner:

WPT SYLVANIA AVENUE LP

Primary Owner Address:

PO BOX 2980
CHICAGO, IL 60690

Deed Date: 4/16/2020

Deed Volume:

Deed Page:

Instrument: 803102300

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WPT REEVES PLACE LP	3/31/2020	NAMCHG6633788		
PIRET (MERCANTILE) HOLDINGS LLC	8/30/2018	D218194435		

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	\$29,299,356	\$4,355,298	\$33,654,654	\$33,654,654
2023	\$28,639,461	\$4,355,298	\$32,994,759	\$32,994,759
2022	\$28,144,702	\$4,355,298	\$32,500,000	\$32,500,000
2021	\$29,846,475	\$3,629,415	\$33,475,890	\$33,475,890
2020	\$28,565,692	\$3,629,415	\$32,195,107	\$32,195,107

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.