



## LOCATION

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**Address:** [473 SUCCESSFUL DR](#)  
**City:** FORT WORTH  
**Georeference:** 39632-1-5  
**Subdivision:** SOUTHLAND BUSINESS PARK ADDITION  
**Neighborhood Code:** WH-South Tarrant County General

**Latitude:** 32.6235115596  
**Longitude:** -97.3311997133  
**TAD Map:** 2048-348  
**MAPSCO:** TAR-104R



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:** SOUTHLAND BUSINESS PARK  
ADDITION Block 1 Lot 5

**Jurisdictions:**

CITY OF FORT WORTH (026)	<b>Site Number:</b> 800067165
TARRANT COUNTY (220)	<b>Site Name:</b> DENNIS UNIFORM/ID LOGISTICS
TARRANT REGIONAL WATER DISTRICT (223)	<b>Site Class:</b> WHDist - Warehouse-Distribution
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 1
TARRANT COUNTY COLLEGE (225)	<b>Primary Building Name:</b> DENNIS UNIFORM/ID LOGISTICS / 42777052
EVERMAN ISD (904)	<b>Primary Building Type:</b> Commercial

**State Code:** F1

**Year Built:** 2022

**Personal Property Account:** N/A **Net Leasable Area**+++ : 256,100

**Agent:** None **Percent Complete:** 100%

**Protest Deadline Date:** 5/15/2025 **Land Sqft**\* : 750,655

**Land Acres**\* : 17.2327

**Pool:** N

+++ 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:**

FORT WORTH EVERMAN/RISINGER DEVELOPMENT LLC

**Primary Owner Address:**

131 E EXCHANGE AVE STE 212  
FORT WORTH, TX 76164

**Deed Date:**

**Deed Volume:**

**Deed Page:**

**Instrument:**

## VALUES

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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	\$13,626,235	\$2,251,965	\$15,878,200	\$15,878,200
2023	\$11,203,285	\$2,251,965	\$13,455,250	\$13,455,250
2022	\$0	\$2,251,965	\$2,251,965	\$2,251,965
0	\$0	\$0	\$0	\$0

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

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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.