



**Address:** [3563 ALTON RD](#)  
**City:** FORT WORTH  
**Georeference:** 46035-1-A  
**Subdivision:** WESTCLIFF ADDITION  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.6974408587  
**Longitude:** -97.3691802216  
**TAD Map:** 2036-372  
**MAPSCO:** TAR-089D



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WESTCLIFF ADDITION Block 1  
Lot A

**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)

**Site Number:** 80876473  
**Site Name:** WESTCLIFF CENTER I  
**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center  
**Parcels:** 2  
**Primary Building Name:** WESTCLIFF SHOPPING CENTER / 03399230  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 79,207  
**Net Leasable Area+++:** 78,920  
**Percent Complete:** 100%

**State Code:** F1  
**Year Built:** 1953  
**Personal Property Account:** Multi  
**Agent:** RYAN LLC (00320)  
**Protest Deadline Date:** 5/31/2024

**Land Sqft\*:** 267,456  
**Land Acres\*:** 6.1399  
**Pool:** N

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

**OWNER INFORMATION**

**Current Owner:**  
PCRIF WESTCLIFF LLC  
**Primary Owner Address:**  
1360 POST OAK BLVD STE 1900  
HOUSTON, TX 77056

**Deed Date:** 10/12/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223185060](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
	10/12/2023	<a href="#">D223185060</a>		
CTO17 WESTCLIFF TX LLC	3/1/2017	<a href="#">D217047907</a>		
RD WESTCLIFF LLC	12/31/2011	<a href="#">D211314494</a>	0000000	0000000
HP WESTCLIFF LLC ETAL	1/7/2009	<a href="#">D209005300</a>	0000000	0000000
CA NEW PLAN FLOATING RATE PTRS	3/1/2002	0000000000000000	0000000	0000000
CFPI LP	6/20/2000	001440400000050	0014404	0000050
CENTERAMERICA PROP TRUST LP	5/16/1995	0000000000000000	0000000	0000000
MOORE REALTY PRTNSHP	1/28/1995	00118650000892	0011865	0000892
AMREX INVESTMENT CO	12/31/1900	0000000000000000	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	\$3,518,523	\$1,337,280	\$4,855,803	\$4,855,803
2023	\$3,518,523	\$1,337,280	\$4,855,803	\$4,855,803
2022	\$3,275,128	\$1,337,280	\$4,612,408	\$4,612,408
2021	\$2,685,962	\$1,337,280	\$4,023,242	\$4,023,242
2020	\$4,026,880	\$1,337,280	\$5,364,160	\$5,364,160

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.