



**Address:** [1169 113TH ST](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 48501-7-13  
**Subdivision:** GSID COMM #1  
**Neighborhood Code:** WH-GSID

**Latitude:** 32.7640981459  
**Longitude:** -97.0441858414  
**TAD Map:** 2138-396  
**MAPSCO:** TAR-070V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GSID COMM #1 Block 7 SITE 13

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** F1

**Year Built:** 1969

**Personal Property Account:** [12208191](#)

**Agent:** K E ANDREWS & COMPANY (00175)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$3,531,286

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80248616

**Site Name:** 1169-1171 113TH ST

**Site Class:** WHStorage - Warehouse-Storage

**Parcels:** 1

**Primary Building Name:** ALVIN & COMPANY / 03686884

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 43,600

**Net Leasable Area<sup>+++</sup>:** 43,600

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 92,434

**Land Acres<sup>\*</sup>:** 2.1219

**Pool:** N

<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

**Current Owner:**

CFI 113TH LLC

**Primary Owner Address:**

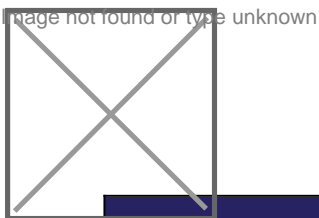
107 PITTSBURG ST  
DALLAS, TX 75207

**Deed Date:** 3/13/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224043401](#)



| Previous Owners                | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| BPVIF VI HOLDINGS 2 LLC        | 10/25/2023 | <a href="#">D223192329</a> |             |           |
| TX 1169-1171 113TH ST (DE) LLC | 9/17/2021  | <a href="#">D221280436</a> |             |           |
| FRONTIER OWNER LLC             | 1/16/2020  | <a href="#">D220012276</a> |             |           |
| GP 113TH STREET LP             | 5/11/2018  | <a href="#">D218104711</a> |             |           |
| SHOHAM LTD PARTNERSHIP         | 9/25/2000  | 00145500000143             | 0014550     | 0000143   |
| SHOHAM ALVIN E ETAL            | 7/28/1994  | 00116700001508             | 0011670     | 0001508   |
| SHOHAM ALVIN E                 | 7/27/1994  | 00116700001504             | 0011670     | 0001504   |
| A & M REALTY                   | 1/17/1988  | 00091800002118             | 0009180     | 0002118   |
| VANTAGE CO EMPLOYEE INV FUND   | 12/31/1900 | 00000000000000             | 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 | \$3,207,767        | \$323,519   | \$3,531,286  | \$3,531,286                  |
| 2024 | \$1,878,281        | \$323,519   | \$2,201,800  | \$2,201,800                  |
| 2023 | \$1,721,731        | \$323,519   | \$2,045,250  | \$2,045,250                  |
| 2022 | \$1,620,481        | \$323,519   | \$1,944,000  | \$1,944,000                  |
| 2021 | \$1,602,732        | \$184,868   | \$1,787,600  | \$1,787,600                  |
| 2020 | \$1,556,632        | \$184,868   | \$1,741,500  | \$1,741,500                  |

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.