



Address: [3405 ALLIANCE GATEWAY FWY](#)
City: FORT WORTH
Georeference: A1682-1B
Subdivision: WILLIS, THEODORE T SURVEY
Neighborhood Code: 3K600A

Latitude: 32.9665806544
Longitude: -97.2877941256
TAD Map: 2060-468
MAPSCO: TAR-008S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLIS, THEODORE T SURVEY
Abstract 1682 Tract 1B & 2

Jurisdictions:
CITY OF FORT WORTH (026) **Site Number:** 800092367
TARRANT COUNTY (220) **Site Name:** WILLIS, THEODORE T SURVEY Abstract 1682 Tract 1B & 2
TARRANT REGIONAL WATER DISTRICT (223) **Site Class:** ResAg - Residential - Agricultural
TARRANT COUNTY HOSPITAL (224) **Parcels:** 1
TARRANT COUNTY COLLEGE (225) **Approximate Size⁺⁺⁺:** 0
KELLER ISD (907) **Percent Complete:** 0%
State Code: D1 **Land Sqft^{*}:** 248,030
Year Built: 0 **Land Acres^{*}:** 5.6940
Personal Property Account: N/A **Pool:** N
Agent: RYAN LLC (00320)
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:
AIL INVESTMENT LP
Primary Owner Address:
9800 HILLWOOD PKWY STE 300
FORT WORTH, TX 76177

Deed Date: 12/31/1997
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILLWOOD/FREEWAY LTD	8/1/1988	00093810000066	0009381	0000066
PEROT INVESTMENT PARTNERS LTD	4/11/1987	00089680001306	0008968	0001306
PEROT H R	4/10/1987	00089040001773	0008904	0001773
REPUBLICBANK DALLAS	6/23/1986	00085900001201	0008590	0001201
ENGLER J I ETAL;ENGLER LOUIS	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$0	\$265,585	\$265,585	\$459
2023	\$0	\$1,121,092	\$1,121,092	\$2,200
2022	\$0	\$1,742,225	\$1,742,225	\$2,255
2021	\$0	\$1,161,484	\$1,161,484	\$4,426
2020	\$0	\$1,161,484	\$1,161,484	\$4,693

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

- AGRICULTURAL 1D1 23.51

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.