



**Address:** [3401 ALLIANCE GATEWAY FWY](#)  
**City:** FORT WORTH  
**Georeference:** A1143-1B  
**Subdivision:** M E P & P RR CO SURVEY  
**Neighborhood Code:** 3K600A

**Latitude:** 32.9647333401  
**Longitude:** -97.2947775378  
**TAD Map:** 2060-472  
**MAPSCO:** TAR-008W



Google Map or type unknown

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

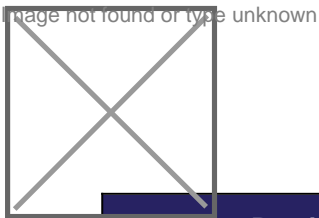
**PROPERTY DATA**

**Legal Description:** M E P & P RR CO SURVEY  
Abstract 1143 Tract 1B  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)  
**Site Number:** 80865920  
**Site Name:** MCDONALD, JAMES G SURVEY 1106 1 SCHOOL BOUNDARY SPLIT  
**Site Class:** ResAg - Residential - Agricultural  
**Parcels:** 3  
**Approximate Size** <sup>+++</sup>: 0  
**State Code:** D1  
**Percent Complete:** 0%  
**Year Built:** 0  
**Land Sqft** <sup>\*</sup>: 660,979  
**Personal Property Account:** N/A  
**Land Acres** <sup>\*</sup>: 15.1740  
**Agent:** RYAN LLC (00320)  
**Pool:** N  
**Protest Deadline**  
**Date:** 8/16/2024

+++ 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
REPUBLIC BANK DALLAS	6/23/1986	00085900001201	0008590	0001201

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	\$0	\$561,833	\$561,833	\$1,123
2023	\$0	\$495,734	\$495,734	\$1,199
2022	\$0	\$495,734	\$495,734	\$1,229
2021	\$0	\$330,490	\$330,490	\$1,259
2020	\$0	\$330,490	\$330,490	\$1,335

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.