



Address: [4001 GATEWAY DR](#)
City: COLLEYVILLE
Georeference: 17803-2-3
Subdivision: HERITAGE HIGH SCHOOL ADDITION
Neighborhood Code: OFC-Northeast Tarrant County

Latitude: 32.8834042029
Longitude: -97.1042158457
TAD Map: 2120-440
MAPSCO: TAR-041K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE HIGH SCHOOL
ADDITION Block 2 Lot 3

Jurisdictions:

CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: F1

Year Built: 1996

Personal Property Account: [14844147](#)

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$700,650

Protest Deadline Date: 5/31/2024

Site Number: 80716571

Site Name: BOOKER CONSULTANTS

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: CORNERSTONE / 06964648

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,114

Net Leasable Area⁺⁺⁺: 3,114

Percent Complete: 100%

Land Sqft^{*}: 19,990

Land Acres^{*}: 0.4589

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:

RIDING UNICORNS LLC

Primary Owner Address:

4001 GATEWAY DR
COLLEYVILLE, TX 76034

Deed Date: 9/28/2018

Deed Volume:

Deed Page:

Instrument: [D218217435](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GATEWAY INTERESTS LLC	7/20/2005	D205213286	0000000	0000000
4001 GATEWAY LLC	3/23/2005	D205084435	0000000	0000000
GATEWAY 4001 PARTNERS LP	6/17/2004	D204215647	0000000	0000000
ROBERTS DAVID D;ROBERTS LORETTA F	5/7/2004	D204146770	0000000	0000000
LESCHUK ERIK D;LESCHUK TAMBRA J	8/12/2002	00158930000249	0015893	0000249
DIANNA BOOHER PROPERTIES LP	3/2/2001	00158680000149	0015868	0000149
RAE DIANA B;RAE VERNON W JR	1/1/1996	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	\$560,720	\$139,930	\$700,650	\$700,650
2024	\$533,421	\$139,930	\$673,351	\$673,351
2023	\$515,070	\$139,930	\$655,000	\$655,000
2022	\$485,070	\$139,930	\$625,000	\$625,000
2021	\$460,070	\$139,930	\$600,000	\$600,000
2020	\$460,070	\$139,930	\$600,000	\$600,000

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.