



Latitude: 32.9109339868
Longitude: -97.2664823719
TAD Map: 2066-452
MAPSCO: TAR-022Z



City:
Georeference: 31787H-4-1
Subdivision: PARK VISTA BUSINESS PARK ADDN
Neighborhood Code: RET-Northeast Fort Worth General

Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARK VISTA BUSINESS PARK
ADDN Block 4 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: F1

Year Built: 2017

Personal Property Account: [14530631](#)

Agent: INTERNATIONAL APPRAISAL COMPANY (00703)

Notice Sent Date: 4/15/2025

Notice Value: \$2,618,392

Protest Deadline Date: 5/31/2024

Site Number: 80767990

Site Name: GAT SPLAT PAINTBALL

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: GAT SPLAT PAINTBALL / 07520042

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 13,966

Net Leasable Area⁺⁺⁺: 13,966

Percent Complete: 100%

Land Sqft^{*}: 82,328

Land Acres^{*}: 1.8900

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:

MORSCO PROPERTIES LLC

Primary Owner Address:

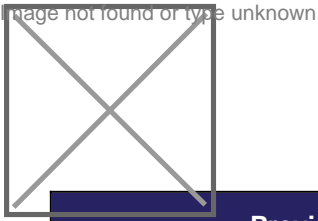
15850 DALLAS PKWY STE 200
DALLAS, TX 75248

Deed Date: 12/5/2024

Deed Volume:

Deed Page:

Instrument: [D224217953](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LARRY DAGUE REAL ESTATE HOLDINGS LLC	7/9/2015	D215154484		
356 DEVELOPMENT LLC	5/15/2015	D215105415		
BRAN-DAN PARTNERSHIP LLC	9/9/2008	D208371414	0000000	0000000
KROGER/377 LP	1/1/1999	000000000000000	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	\$2,383,757	\$234,635	\$2,618,392	\$2,618,392
2024	\$1,298,443	\$185,238	\$1,483,681	\$1,483,681
2023	\$1,298,443	\$185,238	\$1,483,681	\$1,483,681
2022	\$1,298,443	\$185,238	\$1,483,681	\$1,483,681
2021	\$1,298,443	\$185,238	\$1,483,681	\$1,483,681
2020	\$1,298,443	\$185,238	\$1,483,681	\$1,483,681

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.