



Address: [4240 HERITAGE TRACE PKWY](#)
City: FORT WORTH
Georeference: 17829B-2-2
Subdivision: HERITAGE TRACE CENTER
Neighborhood Code: RET-Northeast Fort Worth General

Latitude: 32.9146341532
Longitude: -97.2952557048
TAD Map: 2060-452
MAPSCO: TAR-022S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE TRACE CENTER
Block 2 Lot 2

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CFW PID #7 HERITAGE - COMMERCIAL (617)
KELLER ISD (907)

State Code: F1
Year Built: 2006
Personal Property Account: Multi
Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (90344)
Notice Sent Date: 4/15/2025
Notice Value: \$3,963,420
Protest Deadline Date: 5/31/2024

Site Number: 80867231
Site Name: STRIP CENTER / MT
Site Class: RETNBHD - Retail-Neighborhood Shopping Center
Parcels: 2
Primary Building Name: RETAIL / MT / 40988449
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 14,550
Net Leasable Area⁺⁺⁺: 14,550
Percent Complete: 100%
Land Sqft^{*}: 73,616
Land Acres^{*}: 1.6899
Pool: N

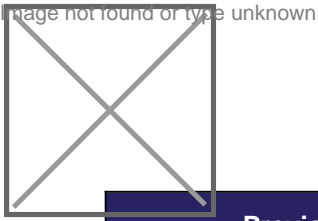
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
PROMINENT KELLER CENTER LLC
Primary Owner Address:
79 E DAILY DR STE 272
CAMARILLO, CA 93010-5807

Deed Date: 2/23/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207074342](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAHEI LTD	12/20/2005	D205380561	0000000	0000000
HILLWOOD ALLIANCE RESIDNTL LP	1/1/2005	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	\$3,190,452	\$772,968	\$3,963,420	\$3,554,585
2024	\$2,207,590	\$754,564	\$2,962,154	\$2,962,154
2023	\$2,066,535	\$754,564	\$2,821,099	\$2,821,099
2022	\$2,009,936	\$754,564	\$2,764,500	\$2,764,500
2021	\$2,102,822	\$588,928	\$2,691,750	\$2,691,750
2020	\$2,199,434	\$588,928	\$2,788,362	\$2,788,362

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.