



**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)

**Site Number:** 80867231  
**Site Name:** STRIP CENTER / MT  
**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center

**State Code:** F1

**Parcels:** 2  
**Primary Building Name:** RETAIL / MT / 40988449

**Year Built:** 2006

**Primary Building Type:** Commercial

**Personal Property Account:** Multi

**Gross Building Area**+++ : 14,550

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (90344)

**Net Leasable Area**+++ : 14,550

**Notice Sent Date:** 4/15/2025

**Percent Complete:** 100%

**Notice Value:** \$3,963,420

**Land Sqft**\* : 73,616

**Protest Deadline Date:** 5/31/2024

**Land Acres**\* : 1.6899

**Pool:** N

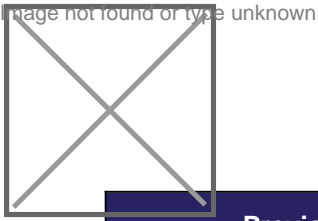
+++ Rounded.

\* 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	<a href="#">D205380561</a>	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 <sup>+</sup>
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.