



Address: [4060 HERITAGE TRACE PKWY](#)
City: FORT WORTH
Georeference: 17829B-1-2B
Subdivision: HERITAGE TRACE CENTER
Neighborhood Code: MED-North Tarrant County General

Latitude: 32.9149335897
Longitude: -97.2967619973
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 1 Lot 2B

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 (249)
- KELLER ISD (907)

State Code: F1

Year Built: 2006

Personal Property Account: [11759704](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$2,110,778

Protest Deadline Date: 5/31/2024

Site Number: 80868358

Site Name: PEDIATRIC DENTISTRY

Site Class: MEDDentalOff - Medical- Dental Office

Parcels: 1

Primary Building Name: PEDIATRIC DENTISTRY / 41092856

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 6,466

Net Leasable Area⁺⁺⁺: 6,466

Percent Complete: 100%

Land Sqft^{*}: 32,190

Land Acres^{*}: 0.7389

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:

BRYNLEE BEACH STREET LLC

Primary Owner Address:

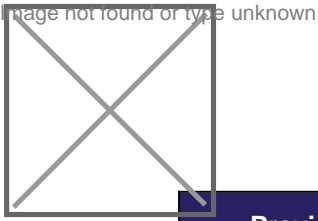
365 RANCHITOS DEL SOL
APTOS, CA 95003

Deed Date: 7/16/2024

Deed Volume:

Deed Page:

Instrument: [D224125239](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GS PREECE DENTAL LTD	5/10/2006	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	\$1,772,783	\$337,995	\$2,110,778	\$2,110,778
2024	\$1,245,658	\$337,995	\$1,583,653	\$1,583,653
2023	\$1,245,658	\$337,995	\$1,583,653	\$1,583,653
2022	\$1,326,133	\$257,520	\$1,583,653	\$1,583,653
2021	\$1,326,133	\$257,520	\$1,583,653	\$1,583,653
2020	\$1,326,133	\$257,520	\$1,583,653	\$1,583,653

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.