



**Address:** [13301 PARK VISTA BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 414L-5-5  
**Subdivision:** ALLIANCE GATEWAY SOUTH ADDN  
**Neighborhood Code:** WH-Alliance

**Latitude:** 32.9733584137  
**Longitude:** -97.2640776681  
**TAD Map:** 2072-472  
**MAPSCO:** TAR-008V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ALLIANCE GATEWAY SOUTH  
ADDN Block 5 Lot 5

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** F1

**Year Built:** 2007

**Personal Property Account:** Multi

**Agent:** ERNST & YOUNG LLP (00137Q)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$12,945,217

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

**Site Number:** 80872399

**Site Name:** S&B INDUSTRY INC.

**Site Class:** WHDist - Warehouse-Distribution

**Parcels:** 1

**Primary Building Name:** S&B INDUSTRY INC. / 41216539

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 142,500

**Net Leasable Area<sup>+++</sup>:** 142,500

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 462,389

**Land Acres<sup>\*</sup>:** 10.6150

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

USCIF ALLIANCE GATEWAY 23 LLC

**Primary Owner Address:**

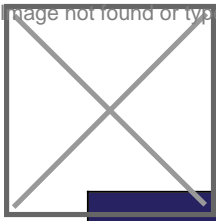
PO BOX 30428  
CHARLOTTE, NC 28230

**Deed Date:** 10/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222257026](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AT INDUSTRIAL PROPCO LP	10/25/2022	<a href="#">D222256662</a>		
AT INDUSTRIAL OWNER 7 HOLDCO LP	12/27/2018	<a href="#">D219104621</a>		
AT INDUSTRIAL OWNER 7 LLC	11/24/2010	<a href="#">D210292494</a>	0000000	0000000
ALLIANCE GATEWAY NO 23 LTD	1/17/2007	<a href="#">D207023290</a>	0000000	0000000
AIL INVESTMENT LP	1/1/2006	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 <sup>+</sup>
2025	\$11,326,855	\$1,618,362	\$12,945,217	\$12,945,217
2024	\$5,931,638	\$1,618,362	\$7,550,000	\$7,550,000
2023	\$5,931,638	\$1,618,362	\$7,550,000	\$7,550,000
2022	\$5,788,076	\$1,618,362	\$7,406,438	\$7,406,438
2021	\$5,345,958	\$1,387,167	\$6,733,125	\$6,733,125
2020	\$5,060,958	\$1,387,167	\$6,448,125	\$6,448,125

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.