



Address: [3001 TEXAS SAGE TR](#)
City: FORT WORTH
Georeference: 414T-A-1
Subdivision: ALLIANCE TOWN CENTER
Neighborhood Code: RET-Alliance Corridor

Latitude: 32.913333265
Longitude: -97.3129197361
TAD Map: 2054-452
MAPSCO: TAR-021Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ALLIANCE TOWN CENTER
Block A Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: F1

Year Built: 2006

Personal Property Account: Multi

Agent: POPP HUTCHESON PLLC (09252)

Notice Sent Date: 4/15/2025

Notice Value: \$6,831,454

Protest Deadline Date: 5/31/2024

Site Number: 80869774

Site Name: J.C. PENNYS

Site Class: RETDept - Retail-Department Store

Parcels: 1

Primary Building Name: J. C. PENNEYS / 41228693

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 106,179

Net Leasable Area⁺⁺⁺: 106,179

Percent Complete: 100%

Land Sqft^{*}: 290,959

Land Acres^{*}: 6.6795

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:

CTL PROPCO I LP

Primary Owner Address:

3 SECOND ST SUITE 206
JERSEY CITY, NJ 07311

Deed Date: 1/30/2021

Deed Volume:

Deed Page:

Instrument: [D221096774](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J C PENNEY CORP INC	7/24/2006	D206246042	0000000	0000000
EPC HOLDINGS JCP LLC	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 ⁺
2025	\$2,641,644	\$4,189,810	\$6,831,454	\$6,831,454
2024	\$1,560,190	\$4,189,810	\$5,750,000	\$5,750,000
2023	\$1,807,463	\$4,189,810	\$5,997,273	\$5,997,273
2022	\$1,807,463	\$4,189,810	\$5,997,273	\$5,997,273
2021	\$2,194,508	\$4,189,810	\$6,384,318	\$6,384,318
2020	\$2,894,508	\$4,189,810	\$7,084,318	\$7,084,318

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.