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Address: [4212 HERITAGE TRACE PKWY](#)
City: FORT WORTH
Georeference: 17829B-2-1B
Subdivision: HERITAGE TRACE CENTER
Neighborhood Code: Recreational Facility General

Latitude: 32.9144881315
Longitude: -97.2958722859
TAD Map: 2060-452
MAPSCO: TAR-022W



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

PROPERTY DATA

Legal Description: HERITAGE TRACE CENTER
Block 2 Lot 1B

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: [14976523](#)

Agent: HEGWOOD GROUP (00813)

Notice Sent Date: 4/15/2025

Notice Value: \$1,376,200

Protest Deadline Date: 5/31/2024

Site Number: 80870038

Site Name: AQUA KIDS

Site Class: RFHealthClub - Rec Facility-Health Club

Parcels: 1

Primary Building Name: AQUA KIDS / 41236939

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 6,881

Net Leasable Area⁺⁺⁺: 6,881

Percent Complete: 100%

Land Sqft^{*}: 27,921

Land Acres^{*}: 0.6409

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:

KLINE FW REAL ESTATE VENTURE

Primary Owner Address:

1012 REMINGTON CT
ARGYLE, TX 76226-6726

Deed Date: 9/18/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206302139](#)

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	\$1,083,030	\$293,170	\$1,376,200	\$1,376,200
2024	\$1,076,632	\$223,368	\$1,300,000	\$1,300,000
2023	\$1,076,632	\$223,368	\$1,300,000	\$1,300,000
2022	\$1,076,632	\$223,368	\$1,300,000	\$1,300,000
2021	\$1,076,632	\$223,368	\$1,300,000	\$1,300,000
2020	\$1,076,632	\$223,368	\$1,300,000	\$1,300,000

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.