



Latitude: 32.9074305544
Longitude: -97.3153293158
TAD Map: 2054-448
MAPSCO: TAR-021X



City:
Georeference: 414T-A-6
Subdivision: ALLIANCE TOWN CENTER
Neighborhood Code: RET-Alliance Corridor

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 6

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: 2010
Personal Property Account: Multi
Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$4,468,695
Protest Deadline Date: 5/31/2024

Site Number: 80875026
Site Name: ROOMS TO GO
Site Class: RETDisc - Retail-Discount Store
Parcels: 1
Primary Building Name: ROOMS TO GO / 41419561
Primary Building Type: Commercial
Gross Building Area+++: 34,980
Net Leasable Area+++: 34,980
Percent Complete: 100%
Land Sqft*: 152,773
Land Acres*: 3.5072
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:
PRAIRIE DOG FWA LLC
Primary Owner Address:
11540 E US HWY 92
SEFFNER, FL 33584-7346

Deed Date: 9/23/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208368549](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLIANCE TOWN CENTER I LP	3/26/2008	D208115343	0000000	0000000
AIL INVESTMENT LP	1/1/2008	0000000000000000	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	\$1,413,215	\$3,055,480	\$4,468,695	\$4,468,695
2024	\$2,165,747	\$2,134,253	\$4,300,000	\$4,300,000
2023	\$2,165,747	\$2,134,253	\$4,300,000	\$4,300,000
2022	\$2,165,747	\$2,134,253	\$4,300,000	\$4,300,000
2021	\$2,165,747	\$2,134,253	\$4,300,000	\$4,300,000
2020	\$2,165,747	\$2,134,253	\$4,300,000	\$4,300,000

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.