

Tarrant Appraisal District

Property Information | PDF

Account Number: 41419561

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

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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.

OWNER INFORMATION

 Current Owner:
 Deed Date: 9/23/2008

 PRAIRIE DOG FWA LLC
 Deed Volume: 0000000

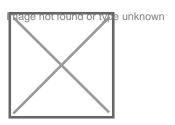
 Primary Owner Address:
 Deed Page: 0000000

 11540 E US HWY 92
 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	00000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.