



Address: [6117 WILLARD RD](#)
City: FORT WORTH
Georeference: 17060-1-1R
Subdivision: HANDLEY HEIGHTS SOUTH ADDITION
Neighborhood Code: WH-Southeast Fort Worth General

Latitude: 32.7198892031
Longitude: -97.2238746083
TAD Map: 2084-380
MAPSCO: TAR-079V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HANDLEY HEIGHTS SOUTH
ADDITION Block 1 Lot 1R

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1
Year Built: 2020
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$2,880,000
Protest Deadline Date: 5/31/2024

Site Number: 80875718
Site Name: 6117 WILLARD RD FLEX WH'S
Site Class: WHFlex - Warehouse-Flex/Multi-Use
Parcels: 1
Primary Building Name: FLEX A / 41467701
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 24,000
Net Leasable Area⁺⁺⁺: 24,000
Percent Complete: 100%
Land Sqft^{*}: 90,910
Land Acres^{*}: 2.0870
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:
FS WILLARD LLC
PENCE HOWARD W.
ALGER PROPERTIES LLC
Primary Owner Address:
831 PIONEER RD
DRAPER, UT 84020

Deed Date: 4/25/2025
Deed Volume:
Deed Page:
Instrument: [D225073055](#)

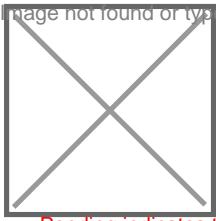
Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALGER PROPERTIES LLC;DLHOG LLC;FS WILLARD LLC;HONEYBEST LLC;JANE S OWEN TRUST;LAMAR R MONROE & SONS INC;OKAWA KAZOKU TRUST;PENCE HOWARD W.;PENCE JOAN A.;REEDCO LLC;SUNRISE NORTH LLC	5/26/2023	D223093798		
HONEYBEST LLC;NEXT STEP WILLARD LLC ET AL;SUNRISE NORTH LLC	3/24/2023	D223049691		
ALGER PROPERTIES LLC;CC MEADOW LLC;DLHOG LLC;HAMMERSMITH PARK LLC;JANE S OWEN TRUST;LAMAR R MONROE & SONS INC;NEXT STEP WILLARD LLC;NEXT STEP WILLARD LLC ET AL;REEDCO LLC	1/27/2023	D223018308		
ALGER PROPERTIES LLC;CC MEADOW LLC;HAMMERSMITH PARK LLC;NEXT STEP WEST VALLEY LLC;NEXT STEP WILLARD LLC;OKAWA KAZUKO TRUST;PENCE HOWARD W.;PENCE JOAN A.;RUSSELL SQUARE BRIXTON LLC	1/26/2023	D223015436		
CC MEADOW LLC;HAMMERSMITH PARK LLC;NEXT STEP WEST;NEXT STEP WILLARD LLC;OKAWA KAZUKO TRUST;PENCE HOWARD W.;PENCE JOAN A.;RUSSELL SQUARE	1/26/2023	D223015388		
CC MEADOW LLC;HAMMERSMITH PARK LLC;NEXT STEP WEST VALLEY LLC;NEXT STEP WILLARD LLC;OKAWA KAZUKO TRUST;RUSSELL SQUARE BRIXTON LLC	1/26/2023	D223015385		
CC MEADOW LLC;HAMMERSMITH PARK LLC;NEXT STEP WEST VALLEY LLC;NEXT STEP WILLARD LLC;RUSSELL SQUARE BRIXTON LLC	10/22/2022	D223001413		
CC MEADOW LLC;HAMMERSMITH PARK LLC;NEXT STEP WEST VALLEY LLC;NEXT STEP WILLARD LLC;RUSSELL SQUARE BRIXTON LLC	10/21/2022	D223001412		
CC MEADOW LLC;HAMMERSMITH PARK LLC;NEXT STEP WEST VALLEY LLC;NEXT STEP WILLARD LLC;RUSSELL SQUARE BRIXTON LLC	10/20/2022	D223001411		
CC MEADOW LLC;HAMMERSMITH PARK LLC;NEXT STEP WILLARD LLC;RUSSELL SQUARE BRIXTON LLC	10/19/2022	D223001410		
CC MEADOW LLC;HAMMERSMITH PARK LLC;NEXT STEP WEST VALLEY LLC;NEXT STEP WILLARD LLC;RUSSELL SQUARE BRIXTON LLC	10/18/2022	D223001409		

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAMMERSMITH PARK LLC;NEXT STEP WEST VALLEY LLC;NEXT STEP WILLARD LLC;RUSSELL SQUARE BRIXTON LLC	10/17/2022	D223001408		
CC MEADOW LLC;HAMMERSMITH PARK LLC;NEXT STEP WEST VALLEY LLC;NEXT STEP WILLARD LLC;RUSSELL SQUARE BRIXTON LLC	10/16/2022	D222247935		
CC MEADOW LLC;ELMASRI AHMAD;HAMMERSMITH PARK LLC;NEXT STEP WEST VALLEY LLC;RAMADAN BASSAM;RUSSELL SQUARE BRIXTON LLC	10/15/2022	D222247934		
CC MEADOW LLC;ELMASRI AHMAD;HAMMERSMITH PARK LLC;NEXT STEP WEST VALLEY LLC;RAMADAN BASSAM	10/14/2022	D222247933		
ELMASRI AHMAD;HAMMERSMITH PARK LLC;NEXT STEP WEST VALLEY LLC;RAMADAN BASSAM	10/13/2022	D222247932		
NEXT STEP WEST VALLEY LLC	10/12/2022	D222247931		
ELMASRI AHMAD;RAMADAN BASSAM	6/15/2016	D216131621		
TYLIAN REAL ESTATE LLC	3/2/2016	D216052696		
PALESTRA FT WORTH LP	1/1/2009	00000000000000	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	\$2,830,000	\$50,000	\$2,880,000	\$2,880,000
2024	\$2,450,000	\$50,000	\$2,500,000	\$2,500,000
2023	\$2,250,000	\$50,000	\$2,300,000	\$2,300,000
2022	\$2,887,600	\$50,000	\$2,937,600	\$2,937,600
2021	\$1,850,000	\$50,000	\$1,900,000	\$1,900,000
2020	\$0	\$50,000	\$50,000	\$50,000



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.