



Address: [9401 SAGE MEADOW TR](#)
City: FORT WORTH
Georeference: 414T-A-5AR2
Subdivision: ALLIANCE TOWN CENTER
Neighborhood Code: Food Service General

Latitude: 32.9101552852
Longitude: -97.3161241877
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 5AR2 BOUNDARY SPLIT

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: 2009
Personal Property Account: [13591649](#)
Agent: DUCHARME MCMILLEN & ASSOCIATES INC (00211)
Notice Sent Date: 5/1/2025
Notice Value: \$4,242,790
Protest Deadline Date: 5/31/2024

Site Number: 80877671
Site Name: B J S
Site Class: FSRest - Food Service-Full Service Restaurant
Parcels: 2
Primary Building Name: BJ S RESTAURANT / 41527984
Primary Building Type: Commercial
Gross Building Area+++ : 8,400
Net Leasable Area+++ : 8,400
Percent Complete: 100%
Land Sqft* : 63,597
Land Acres* : 1.4600
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:
MOHAWK EXCHANGE PROPERTIES ONE LLC
Primary Owner Address:
7755 CENTER AVE SUITE 300
HUNTINGTON BEACH, CA 92647

Deed Date: 6/23/2016
Deed Volume:
Deed Page:
Instrument: [D216154182](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FAE HOLDINGS 464219R LLC;MCALLEN INTEREST LLC	5/12/2016	D216106388		
CARLOS I GARZA IRA ACCOUNT;FAE HOLDINGS 464219R LLC	11/2/2015	D215250360		
MCALLEN INTERESTS LLC ETAL	11/19/2010	D210288135	0000000	0000000
ALLIANCE TOWN CENTER I LP	1/1/2010	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	\$2,970,830	\$1,271,960	\$4,242,790	\$4,242,790
2024	\$2,339,032	\$1,271,960	\$3,610,992	\$3,610,992
2023	\$2,172,040	\$1,271,960	\$3,444,000	\$3,444,000
2022	\$2,131,688	\$1,271,960	\$3,403,648	\$3,403,648
2021	\$2,131,688	\$1,271,960	\$3,403,648	\$3,403,648
2020	\$2,131,688	\$1,271,960	\$3,403,648	\$3,403,648

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.