



Address: [9461 NORTH FWY](#)
City: FORT WORTH
Georeference: 7342N-1-7
Subdivision: CITADEL AT PRESIDIO
Neighborhood Code: RET-Alliance Corridor

Latitude: 32.9110791726
Longitude: -97.3183516426
TAD Map: 2054-452
MAPSCO: TAR-021X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CITADEL AT PRESIDIO Block 1
Lot 7 SCHOOL & WATER BOUNDARY SPLIT
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)
State Code: F1
Year Built: 2020
Personal Property Account: [09395881](#)
Agent: GEORGE MCELROY & ASSOCIATES INC (00030)
Notice Sent Date: 4/15/2025
Notice Value: \$3,997,699
Protest Deadline Date: 5/31/2024

Site Number: 800047505
Site Name: LA-Z-BOY FURNITURE
Site Class: RETGen - Retail-General/Specialty
Parcels: 2
Primary Building Name: LA-Z-BOY/42572744
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 14,202
Net Leasable Area⁺⁺⁺: 14,202
Percent Complete: 100%
Land Sqft^{*}: 22,651
Land Acres^{*}: 0.5200
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:
POTOMAC ALLIANCE LZB LP
Primary Owner Address:
10676 KING WILLIAM DR
DALLAS, TX 75220
Deed Date: 8/1/2019
Deed Volume:
Deed Page:
Instrument: [D219133719](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORTH PRESIDIO LLC	8/1/2019			



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	\$3,546,479	\$451,220	\$3,997,699	\$3,369,402
2024	\$2,356,615	\$451,220	\$2,807,835	\$2,807,835
2023	\$2,253,300	\$451,220	\$2,704,520	\$2,704,520
2022	\$2,208,650	\$451,220	\$2,659,870	\$2,659,870
2021	\$1,974,033	\$451,220	\$2,425,253	\$2,425,253
2020	\$0	\$451,220	\$451,220	\$451,220

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.