



# Tarrant Appraisal District Property Information | PDF Account Number: 42862301

#### Address: 3301 WESTPORT PKWY

City: FORT WORTH Georeference: 414E-A-2 Subdivision: ALLIANCE APARTMENTS Neighborhood Code: APT-Alliance

GoogletMapd or type unknown

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

### PROPERTY DATA

Legal Description: ALLIANCE APARTMENTS Block A Lot 2 Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) NORTHWEST ISD (911)

State Code: BC

Year Built: 2023

Personal Property Account: N/A Agent: None Protest Deadline Date: 5/24/2024

+++ Rounded.

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

Latitude: 32.9747687262 Longitude: -97.2910291225 TAD Map: 2060-472 MAPSCO: TAR-008N



Site Number: 800077065 Site Name: THE OPAL Site Class: APTExempt - Apartment-Exempt Parcels: 1 Primary Building Name: THE OPAL / 42862301 Primary Building Type: Multi-Family Gross Building Area<sup>+++</sup>: 471,408 Net Leasable Area<sup>+++</sup>: 323,277 Percent Complete: 100% Land Sqft<sup>\*</sup>: 765,088 Land Acres<sup>\*</sup>: 17.5640 Pool: Y

### **OWNER INFORMATION**

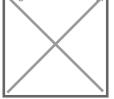
Current Owner: FW ALLIANCE PUBLIC FACILITY CORPORATION

Primary Owner Address: 1407 TEXAS ST FORT WORTH, TX 76102 Deed Date: 12/22/2022 Deed Volume: Deed Page: Instrument: D222293504

### 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. <u>Tarrant County Tax Office Account Information</u>.





Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$80,730,891	\$2,677,808	\$83,408,699	\$83,408,699
2024	\$17,185,830	\$2,677,808	\$19,863,638	\$19,863,638
2023	\$0	\$790,380	\$790,380	\$790,380
0	\$0	\$0	\$0	\$0

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**

#### • PUBLIC PROPERTY 11.11

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.