



Address: [3113 BAILEY DR](#)
City: FORT WORTH
Georeference: 26735-1-6R1B
Subdivision: MORIAH AT TIMBERLAND ADDITION
Neighborhood Code: OFC-North Tarrant County

Latitude: 32.9359250499
Longitude: -97.3111820066
TAD Map: 2054-460
MAPSCO: TAR-021L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MORIAH AT TIMBERLAND
ADDITION Block 1 Lot 6R1B
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: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$4,158,251
Protest Deadline Date: 5/24/2024
Site Number: 800088007
Site Name: OFFICES AT MONARCH CROSSING
Site Class: OFCLowRise - Office-Low Rise
Parcels: 1
Primary Building Name: OFFICES AT MONARCH CROSSING 1 / 43008871
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 7,032
Net Leasable Area⁺⁺⁺: 7,032
Percent Complete: 45%
Land Sqft^{*}: 303,918
Land Acres^{*}: 6.9770
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:
CLD-NORTH FORT WORTH 1 LLC
Primary Owner Address:
8072 PRESTON RD
FRISCO, TX 75034
Deed Date: 8/1/2023
Deed Volume:
Deed Page:
Instrument: [D223034601](#)

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	\$1,119,071	\$3,039,180	\$4,158,251	\$1,777,691
2024	\$0	\$548,850	\$548,850	\$548,850
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

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.