



Address: [13300 PARK VISTA BLVD](#)
City: FORT WORTH
Georeference: 414L-3-5
Subdivision: ALLIANCE GATEWAY SOUTH ADDN
Neighborhood Code: WH-Alliance

Latitude: 32.9733926225
Longitude: -97.2609008626
TAD Map: 2072-472
MAPSCO: TAR-009S



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

PROPERTY DATA

Legal Description: ALLIANCE GATEWAY SOUTH
ADDN Block 3 Lot 5

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: 2007

Personal Property Account: Multi

Agent: RYAN LLC (00320)

Protest Deadline Date: 5/15/2025

Site Number: 80871216

Site Name: 4501 WESTPORT PKWY

Site Class: WHDist - Warehouse-Distribution

Parcels: 2

Primary Building Name: Texas Quality Beverage / 41294181

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 399,000

Net Leasable Area⁺⁺⁺: 399,000

Percent Complete: 100%

Land Sqft^{*}: 898,860

Land Acres^{*}: 20.6350

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:
AT INDUSTRIAL OWNER 7 HOLDCO LP
Primary Owner Address:
9800 HILLWOOD PKWY STE 300
FORT WORTH, TX 76177

Deed Date: 12/27/2018
Deed Volume:
Deed Page:
Instrument: [D219104621](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AT INDUSTRIAL OWNER 7 LLC	9/29/2010	D210248611	0000000	0000000
ALLIANCE PORTFOLIO II PROP LLC	1/30/2008	D208035983	0000000	0000000
ALLIANCE GATEWAY # 18 LTD	4/30/2007	D207146924	0000000	0000000
AIL INVESTMENT LP	1/1/2007	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	\$0	\$0	\$0	\$0
2024	\$16,854,417	\$2,696,583	\$19,551,000	\$19,551,000
2023	\$16,854,417	\$2,696,583	\$19,551,000	\$19,551,000
2022	\$15,799,164	\$2,696,583	\$18,495,747	\$18,495,747
2021	\$14,083,464	\$2,696,583	\$16,780,047	\$16,780,047
2020	\$14,083,464	\$2,696,583	\$16,780,047	\$16,780,047

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

- ABATEMENT 11.28

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.