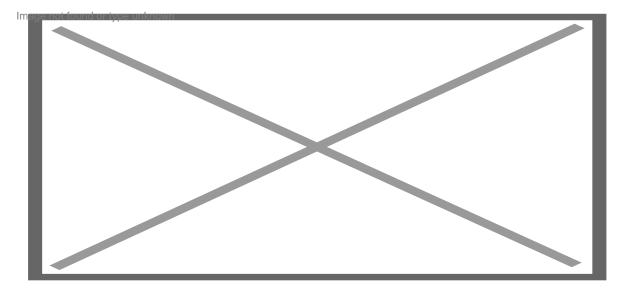


# Tarrant Appraisal District Property Information | PDF Account Number: 41626664

### Address: <u>3255 SAGESTONE DR</u> City: FORT WORTH

Georeference: 414T-A-19 Subdivision: ALLIANCE TOWN CENTER Neighborhood Code: APT-Heritage Trace Latitude: 32.9104035579 Longitude: -97.3091686321 TAD Map: 2054-452 MAPSCO: TAR-021Y





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

# PROPERTY DATA

#### Legal Description: ALLIANCE TOWN CENTER Block A Lot 19 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 80880691 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Sité Class: APTIndMtr - Apartment-Individual Meter **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** KELLER ISD (907) Primary Building Name: SAGESTONE VILLAGE / 41626664 State Code: BC Primary Building Type: Multi-Family Year Built: 2013 Gross Building Area+++: 412,258 Personal Property Account: N/A Net Leasable Area+++: 287,459 Agent: ALLIANCE TAX ADVISORS (00745) Percent Complete: 100% Land Sqft : 549,727 +++ Rounded. Land Acres\*: 12.6200 \* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, Pool: N

System, Calculated.





### **OWNER INFORMATION**

Current Owner: ATCMF #1 LP

Primary Owner Address: 9800 HILLWOOD PKWY STE 300 FORT WORTH, TX 76177 Deed Date: 1/1/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: 000000000000000

### 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	\$0	\$0	\$0	\$0
2024	\$50,175,956	\$1,924,044	\$52,100,000	\$52,100,000
2023	\$49,570,956	\$1,924,044	\$51,495,000	\$51,495,000
2022	\$46,125,956	\$1,924,044	\$48,050,000	\$48,050,000
2021	\$41,175,956	\$1,924,044	\$43,100,000	\$43,100,000
2020	\$39,475,956	\$1,924,044	\$41,400,000	\$41,400,000

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.