

LOCATION

Address: [13840 INDEPENDENCE PKWY](#)
City: FORT WORTH
Georeference: 414H-2-3
Subdivision: ALLIANCE GATEWAY ADDITION
Neighborhood Code: IM-Alliance/Alliance Gateway General

Latitude: 32.983334564
Longitude: -97.2498546878
TAD Map: 2072-476
MAPSCO: TAR-009K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ALLIANCE GATEWAY
ADDITION Block 2 Lot 3

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: F2

Year Built: 2022

Personal Property Account: Multi

Agent: None

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

Site Number: 80873422

Site Name: MP MATERIALS

Site Class: IMHeavy - Industrial/Mfg-Heavy

Parcels: 1

Primary Building Name: MP MATERIALS / 41410424

Primary Building Type: Industrial

Gross Building Area+++ : 251,161

Net Leasable Area+++ : 251,161

Percent Complete: 100%

Land Sqft* : 767,962

Land Acres* : 17.6300

Pool: N

OWNER INFORMATION

Current Owner:

MP MAGNETICS LLC

Primary Owner Address:

1700 S PAVILION CENTER DR 8TH FLOOR
LAS VEGAS, NV 89135

Deed Date: 2/16/2022

Deed Volume:

Deed Page:

Instrument: [D222044514](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADL DEVELOPMENT LP	9/30/2010	00000000000000	0000000	0000000
ADL DEVELOPMENT LP	1/1/2008	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	\$18,172,972	\$1,919,908	\$20,092,880	\$20,092,880
2023	\$15,455,092	\$1,919,908	\$17,375,000	\$17,375,000
2022	\$0	\$793,350	\$793,350	\$1,957
2021	\$0	\$793,350	\$793,350	\$1,851
2020	\$0	\$793,350	\$793,350	\$1,798

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.