

## LOCATION

**Address:** [9229 RAIN LILY TR](#)  
**City:** FORT WORTH  
**Georeference:** 414T-A-14-70  
**Subdivision:** ALLIANCE TOWN CENTER  
**Neighborhood Code:** Food Service General

**Latitude:** 32.9063122975  
**Longitude:** -97.3155618544  
**TAD Map:** 2054-448  
**MAPSCO:** TAR-035B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ALLIANCE TOWN CENTER  
Block A Lot 14 PLAT D213236209

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**Site Number:** 80881709

**Site Name:** PLUCKERS

**Site Class:** FSRest - Food Service-Full Service Restaurant

**Parcels:** 1

**Primary Building Name:** PLUCKERS / 41668839

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 8,005

**Net Leasable Area**<sup>+++</sup>: 8,005

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 48,351

**Land Acres**<sup>\*</sup>: 1.1100

**Pool:** N

**State Code:** F1

**Year Built:** 2014

**Personal Property Account:** [14225579](#)

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MSD2 ALLIANCE LTD

**Primary Owner Address:**

3834 SPICEWOOD SPRINGS RD STE 202  
AUSTIN, TX 78759-8976

**Deed Date:** 1/1/2013

**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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$1,674,630	\$967,020	\$2,641,650	\$2,641,650
2023	\$1,621,980	\$967,020	\$2,589,000	\$2,589,000
2022	\$1,532,980	\$967,020	\$2,500,000	\$2,500,000
2021	\$1,432,980	\$967,020	\$2,400,000	\$2,400,000
2020	\$1,836,490	\$483,510	\$2,320,000	\$2,320,000

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

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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.