



Address: [4450 BOAT CLUB RD](#)
City: FORT WORTH
Georeference: 24815-11-B
Subdivision: MARINE CREEK HEIGHTS ADDITION
Neighborhood Code: RET-Northwest Tarrant County General

Latitude: 32.8217201696
Longitude: -97.4193495422
TAD Map: 2024-420
MAPSCO: TAR-046Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MARINE CREEK HEIGHTS
ADDITION Block 11 Lot B

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

Site Number: 800029391
Site Name: STRIP CENTER
Site Class: RETNBHD - Retail-Neighborhood Shopping Center
Parcels: 1
Primary Building Name: STRIP CENTER / 05419492
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 6,805
Net Leasable Area⁺⁺⁺: 6,805
Percent Complete: 100%
Land Sqft^{*}: 33,600
Land Acres^{*}: 0.7713
Pool: N

State Code: F1
Year Built: 1985
Personal Property Account: Multi
Agent: ALLIANCE TAX ADVISORS (00745)
Notice Sent Date: 4/15/2025
Notice Value: \$1,683,829
Protest Deadline Date: 6/17/2024

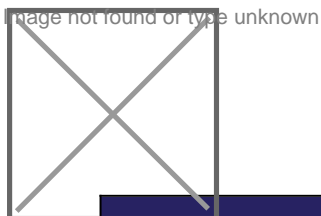
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
AASHRE INVESTMENT LLC
Primary Owner Address:
311 CLIFFDALE DR
EULESS, TX 76040

Deed Date: 3/31/2023
Deed Volume:
Deed Page:
Instrument: [D223055499](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARDARELLI PROPERTIES LP	9/27/2006	D206310074	0000000	0000000
PREMIER NORTHWEST HOLDING LTD	7/16/2003	D203265423	0016965	0000013
NORTHWEST HOLDINGS	6/17/1992	00106780000815	0010678	0000815
COMMODORE SAVINGS ASSOC	7/7/1987	00089990002078	0008999	0002078
LAMARINA PLAZA JV	6/25/1986	00085910001823	0008591	0001823
WEST FORK GENERAL PRTNSHP 1-85	8/5/1985	00082650001406	0008265	0001406
MARINE CREEK EST JOINT VENT	1/1/1984	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	\$1,381,429	\$302,400	\$1,683,829	\$1,683,829
2024	\$1,125,241	\$302,400	\$1,427,641	\$1,427,641
2023	\$747,884	\$302,400	\$1,050,284	\$1,050,284
2022	\$646,546	\$302,400	\$948,946	\$948,946
2021	\$547,600	\$302,400	\$850,000	\$850,000
2020	\$698,429	\$201,600	\$900,029	\$900,029

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.