



**Address:** [4504 BOAT CLUB RD](#)  
**City:** FORT WORTH  
**Georeference:** 24815-9-A  
**Subdivision:** MARINE CREEK HEIGHTS ADDITION  
**Neighborhood Code:** RET-Lake Worth

**Latitude:** 32.8224873179  
**Longitude:** -97.4193521063  
**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 9 Lot A 2.24 AC

**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)

**State Code:** F1  
**Year Built:** 1985  
**Personal Property Account:** Multi  
**Agent:** ALLIANCE TAX ADVISORS (00745)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$2,254,392  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80467423  
**Site Name:** LA MARINA PLAZA & GAS  
**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center  
**Parcels:** 1  
**Primary Building Name:** Luck Lady and Gas / 05419549  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 23,004  
**Net Leasable Area<sup>+++</sup>:** 23,004  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 96,900  
**Land Acres<sup>\*</sup>:** 2.2245  
**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:**  
CARDARELLI PROPERTIES LP  
**Primary Owner Address:**  
108 ACORN LN  
ALEDO, TX 76008

**Deed Date:** 9/27/2006  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D206310074](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PREMIER NORTHWEST HOLDING LTD	7/16/2003	<a href="#">D203265423</a>	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 <sup>+</sup>
2025	\$1,334,811	\$919,581	\$2,254,392	\$2,254,392
2024	\$1,334,811	\$919,581	\$2,254,392	\$2,254,392
2023	\$1,334,811	\$919,581	\$2,254,392	\$2,254,392
2022	\$1,631,473	\$919,581	\$2,551,054	\$2,551,054
2021	\$1,480,419	\$919,581	\$2,400,000	\$2,400,000
2020	\$2,631,544	\$668,610	\$3,300,154	\$3,300,154

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.