



Address: [4800 BRYANT IRVIN CT](#)
City: FORT WORTH
Georeference: 34390--11R6
Subdivision: RIDGLEA PARK ADDITION
Neighborhood Code: OFC-West Tarrant County

Latitude: 32.7150828115
Longitude: -97.413041446
TAD Map: 2024-380
MAPSCO: TAR-074V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGLEA PARK ADDITION Lot 11R6

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: F1

Year Built: 1984

Personal Property Account: Multi

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$1,026,455

Protest Deadline Date: 5/31/2024

Site Number: 80475051

Site Name: CINNABAR BUSINESS SUPPLY

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: 4800 BRYANT IRVIN CT / 05653045

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 7,062

Net Leasable Area⁺⁺⁺: 7,062

Percent Complete: 100%

Land Sqft^{*}: 33,982

Land Acres^{*}: 0.7801

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:

CD COMMERCIAL PROPERTY LLC

Primary Owner Address:

4800 BRYANT IRVIN CT
FORT WORTH, TX 76107

Deed Date: 9/16/2024

Deed Volume:

Deed Page:

Instrument: [D224166260](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHURCHILL PROPERTIES LLC	11/26/2021	D222243823		
TEXAS REVERSE EXCHANGE HOLDING COMPANY LLC, AS EXCHANGE ACCOMODATION TITLEHOLDER FOR CHURCHILL PROPERTIES LLC	7/7/2021	D221199540		
CINNABAR REALTY LLC	9/10/2014	D214228142		
CINNABAR OPERATING LLC	7/31/2013	D213204232	0000000	0000000
CF RANCH PROPERTIES LTD	7/1/2006	D206269162	0000000	0000000
M MANAGEMENT-TEX LTD	6/30/2006	D206269161	0000000	0000000
J M K INTERNATIONAL INC	12/12/1985	00083960001958	0008396	0001958
GUILFORD ROAD JOINT VENTURE	5/11/1984	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	\$389,293	\$637,162	\$1,026,455	\$1,026,455
2024	\$400,362	\$305,838	\$706,200	\$706,200
2023	\$400,362	\$305,838	\$706,200	\$706,200
2022	\$400,362	\$305,838	\$706,200	\$706,200
2021	\$400,362	\$305,838	\$706,200	\$706,200
2020	\$400,362	\$305,838	\$706,200	\$706,200

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.