



Address: [4608 BRYANT IRVIN RD # 404](#)
City: FORT WORTH
Georeference: 7348H-1-1
Subdivision: CITY VIEW ADDITION
Neighborhood Code: RET-Cityview/Hulen Mall

Latitude: 32.6808923197
Longitude: -97.4164657405
TAD Map: 2024-368
MAPSCO: TAR-088L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CITY VIEW ADDITION Block 1
Lot 1 SCH BOUNDARY SPLIT

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

Site Number: 80522521
Site Name: CITYVIEW SHOPPING CENTER
Site Class: RETCommunity - Retail-Community Shopping Center
Parcels: 4
Primary Building Name: ACADEMY SPORTS / 05757436, 05982529
Primary Building Type: Commercial
Gross Building Area+++: 226,619
Net Leasable Area+++: 224,215
Report Complete: 100%

State Code: F1
Year Built: 1986
Personal Property Account: Multi
Agent: P E PENNINGTON & CO INC 000511
Notice Sent Date: 4/15/2025
Notice Value: \$35,954,087
Protest Deadline Date: 5/31/2024

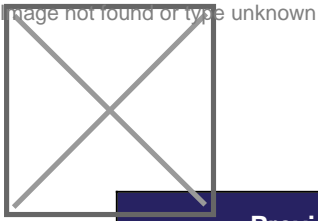
Land Sqft*: 834,086
Land Acres*: 19.1480
Pool: N

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

OWNER INFORMATION

Current Owner:
RPI BRYANT IRVIN LTD
Primary Owner Address:
2929 CARLISLE ST STE 170
DALLAS, TX 75204

Deed Date: 10/13/1999
Deed Volume: 0014049
Deed Page: 0000347
Instrument: 00140490000347



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CITYVIEW CENTRE ASSOC LTD	8/31/1989	00096900001632	0009690	0001632
LINCOLN PROP CO & CULLUM DEV	1/1/1985	000000000000000	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	\$27,321,288	\$8,632,799	\$35,954,087	\$35,954,087
2024	\$15,697,027	\$8,632,799	\$24,329,826	\$24,329,826
2023	\$13,270,531	\$8,632,799	\$21,903,330	\$21,903,330
2022	\$11,701,009	\$8,632,799	\$20,333,808	\$20,333,808
2021	\$8,926,236	\$8,632,799	\$17,559,035	\$17,559,035
2020	\$8,895,684	\$8,632,799	\$17,528,483	\$17,528,483

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.