



Address: [440 N BOWEN RD](#)
City: ARLINGTON
Georeference: 16510--15
Subdivision: GUERIN, M ADDITION
Neighborhood Code: WH-North Arlington General

Latitude: 32.7386401666
Longitude: -97.1498195548
TAD Map: 2102-388
MAPSCO: TAR-081H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GUERIN, M ADDITION Lot 15

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

Site Number: 80499600

Site Name: QUIK FOOD/AUTO TECH

Site Class: WHStorage - Warehouse-Storage

Parcels: 1

Primary Building Name: QUICK FOOD/AUTO TECH / 05813530

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 13,500

Net Leasable Area⁺⁺⁺: 13,500

Percent Complete: 100%

State Code: F1

Year Built: 1986

Personal Property Account: Multi

Agent: PEYCO SOUTHWEST REALTY INC (00500)

Notice Sent Date: 4/15/2025

Notice Value: \$877,639

Protest Deadline Date: 5/31/2024

Land Sqft^{*}: 34,891

Land Acres^{*}: 0.8009

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:

KNK LP

Primary Owner Address:

2501 CENTENNIAL DR # 109
ARLINGTON, TX 76010

Deed Date: 8/10/2016

Deed Volume:

Deed Page:

Instrument: [D216191622](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
440 NORTH BOWEN LLC	8/28/2012	D212213722	0000000	0000000
A FITZGERALD PROPERTIES LTD	5/15/1998	00132300000355	0013230	0000355
FITZGERALD ANITA M	2/18/1998	00131130000219	0013113	0000219
FITZGERALD HAROLD T	8/31/1987	00090650001250	0009065	0001250
BOWEN INDUSTRIAL JV	11/4/1985	00083590000646	0008359	0000646
MAHONEY B WILEMON ETAL;MAHONEY R	1/1/1985	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	\$816,580	\$61,059	\$877,639	\$761,400
2024	\$573,441	\$61,059	\$634,500	\$634,500
2023	\$559,941	\$61,059	\$621,000	\$621,000
2022	\$546,441	\$61,059	\$607,500	\$607,500
2021	\$521,941	\$61,059	\$583,000	\$583,000
2020	\$521,941	\$61,059	\$583,000	\$583,000

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

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.