



Address: [4301 S BOWEN RD](#)
City: ARLINGTON
Georeference: 38898--2B
Subdivision: SMITH, A M ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6762523589
Longitude: -97.149072632
TAD Map: 2108-364
MAPSCO: TAR-096N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SMITH, A M ADDITION Lot 2B

Jurisdictions:

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

State Code: F1

Year Built: 1984

Personal Property Account: [12389285](#)

Agent: QUATRO TAX LLC (11627)

Notice Sent Date: 5/1/2025

Notice Value: \$1,188,710

Protest Deadline Date: 5/31/2024

Site Number: 80500811

Site Name: BOBBY VS

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: BOBBY VS / 05836379

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 5,671

Net Leasable Area⁺⁺⁺: 5,671

Percent Complete: 100%

Land Sqft^{*}: 58,457

Land Acres^{*}: 1.3419

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:

NIGHTHAWKS INVESTMENT VENTURE LLC

Primary Owner Address:

305 CHANDLER LAKE CT
FORT WORTH, TX 76103

Deed Date: 9/1/2023

Deed Volume:

Deed Page:

Instrument: [D223164341](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANCZAK HOLDINGS INC	9/16/2013	D213259546	0000000	0000000
VALENTINE ROBERT J	3/14/2001	00148200000238	0014820	0000238
VALENTINE J ROMANO;VALENTINE ROBERT J	6/27/1988	00093200001574	0009320	0001574
TERRELL L GLENN	11/20/1984	00080120001043	0008012	0001043

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	\$604,140	\$584,570	\$1,188,710	\$1,188,710
2024	\$515,430	\$584,570	\$1,100,000	\$1,100,000
2023	\$440,917	\$584,570	\$1,025,487	\$1,025,487
2022	\$473,143	\$584,570	\$1,057,713	\$1,057,713
2021	\$473,128	\$584,570	\$1,057,698	\$1,057,698
2020	\$465,416	\$584,570	\$1,049,986	\$1,049,986

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.