



**Address:** [4551 BOAT CLUB RD](#)  
**City:** FORT WORTH  
**Georeference:** 21690F-2B-2  
**Subdivision:** JINKENS HEIGHTS HOUSING PROJECT  
**Neighborhood Code:** Assisted Living General

**Latitude:** 32.8227498317  
**Longitude:** -97.4208876015  
**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:** JINKENS HEIGHTS HOUSING  
PROJECT Block 2B Lot 2 PLAT B1208

**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)

**Site Number:** 80743722  
**Site Name:** AVALON ALZHEMERS CARE  
**Site Class:** APTAsstLiving - Apartment-Assisted Living  
**Parcels:** 1  
**Primary Building Name:** AVALON ALZHEIMERS CARE / 06794025  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 16,125  
**Net Leasable Area<sup>+++</sup>:** 16,125  
**Percent Complete:** 100%

**State Code:** F1  
**Year Built:** 1996  
**Personal Property Account:** [14547169](#)  
**Agent:** GOODRICH REALTY CONSULTING (00974)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$3,244,216  
**Protest Deadline Date:** 5/31/2024

**Land Sqft<sup>\*</sup>:** 108,900  
**Land Acres<sup>\*</sup>:** 2.5000  
**Pool:** N

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

**OWNER INFORMATION**

**Current Owner:**  
FORT WORTH AL LLC  
**Primary Owner Address:**  
1625 N STEMMONS FRWY  
DALLAS, TX 75207

**Deed Date:** 5/24/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222153565](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SABRA TEXAS HOLDINGS LP	9/25/2014	<a href="#">D214213970</a>		
SHOWTIME I-20 LTD	11/18/2002	00161480000390	0016148	0000390
LASALLE BANK NATIONAL ASSN	10/3/2000	00145480000184	0014548	0000184
RETIREMENT STRATEGIES I LTD	1/1/1995	00119630000728	0011963	0000728

## 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	\$2,345,791	\$898,425	\$3,244,216	\$2,618,400
2024	\$1,283,575	\$898,425	\$2,182,000	\$2,182,000
2023	\$1,050,765	\$898,425	\$1,949,190	\$1,949,190
2022	\$629,822	\$898,425	\$1,528,247	\$1,528,247
2021	\$1,316,637	\$217,800	\$1,534,437	\$1,534,437
2020	\$1,316,637	\$217,800	\$1,534,437	\$1,534,437

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.