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Address: [4305 BRYANT IRVIN RD](#)
City: FORT WORTH
Georeference: 36925-1R-1A
Subdivision: RYAN SOUTHWEST ADDITION
Neighborhood Code: RET-Cityview/Hulen Mall

Latitude: 32.6871422735
Longitude: -97.411779932
TAD Map: 2024-368
MAPSCO: TAR-088H



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

PROPERTY DATA

Legal Description: RYAN SOUTHWEST ADDITION
Block 1R Lot 1A
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: 1998
Personal Property Account: [10862331](#)
Agent: POPP HUTCHESON PLLC (09252)
Notice Sent Date: 4/15/2025
Notice Value: \$7,077,107
Protest Deadline Date: 5/31/2024
Site Number: 80725597
Site Name: LOWES/NATIONS
Site Class: RETWhseDisc - Retail-Warehouse Discount Store
Parcels: 1
Primary Building Name: LOWES HOME CENTERS INC, / 07011709
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 132,836
Net Leasable Area⁺⁺⁺: 130,316
Percent Complete: 100%
Land Sqft^{*}: 611,092
Land Acres^{*}: 14.0287
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:
LOWES HOME CENTERS INC
Primary Owner Address:
1000 LOWES BLVD
MOORESVILLE, NC 28117-8520
Deed Date: 11/6/1996
Deed Volume: 0012575
Deed Page: 0000893
Instrument: 00125750000893

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RYAN FOUNDATION	1/1/1996	0000000000000000	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	\$1,348,119	\$5,728,988	\$7,077,107	\$7,077,107
2024	\$937,957	\$5,732,043	\$6,670,000	\$6,670,000
2023	\$937,957	\$5,732,043	\$6,670,000	\$6,670,000
2022	\$937,957	\$5,732,043	\$6,670,000	\$6,670,000
2021	\$937,957	\$5,732,043	\$6,670,000	\$6,670,000
2020	\$937,957	\$5,732,043	\$6,670,000	\$6,670,000

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.