



Address: [4600 CITYLAKE BLVD W](#)
City: FORT WORTH
Georeference: 7348H-2-3R6
Subdivision: CITY VIEW ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6822116689
Longitude: -97.4126228766
TAD Map: 2024-368
MAPSCO: TAR-088M



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 2
Lot 3R6

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)

State Code: F1

Year Built: 1997

Personal Property Account: Multi

Agent: P E PENNINGTON & CO INC (00051)

Notice Sent Date: 5/1/2025

Notice Value: \$1,407,800

Protest Deadline Date: 5/31/2024

Site Number: 80731309
Site Name: IHOP
Site Class: FSRest - Food Service-Full Service Restaurant
Parcels: 1
Primary Building Name: IHOP / 07031998
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 4,716
Net Leasable Area⁺⁺⁺: 4,716
Percent Complete: 100%
Land Sqft^{*}: 45,692
Land Acres^{*}: 1.0489
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:
LIMESTONE HOP WORTH LLC
Primary Owner Address:
200 S BISCAYNE BLVD 7TH FL
MIAMI, FL 33131

Deed Date: 12/15/2022
Deed Volume:
Deed Page:
Instrument: [D222291446](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OAKTREE HOLDINGS LLC	2/14/2013	D213040280	0000000	0000000
CNL NET LEASE FUNDING 2001 LP	9/20/2001	00151990000010	0015199	0000010
CNL APF PARTNERS LP	4/20/1999	001377800000005	0013778	0000005
IHOP REALTY CORP	9/24/1997	001292000000596	0012920	0000596
CONNELL RED OAK LTD	1/1/1997	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	\$619,613	\$788,187	\$1,407,800	\$1,407,800
2024	\$608,620	\$685,380	\$1,294,000	\$1,294,000
2023	\$608,620	\$685,380	\$1,294,000	\$1,294,000
2022	\$589,619	\$685,381	\$1,275,000	\$1,275,000
2021	\$370,202	\$669,959	\$1,040,161	\$1,040,161
2020	\$370,202	\$669,959	\$1,040,161	\$1,040,161

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.