



**Address:** [4412 SOUTHWEST BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 34345-5-AR1A-10  
**Subdivision:** RIDGLEA HILLS ADDITION  
**Neighborhood Code:** WH-West Fort Worth/Hulen General

**Latitude:** 32.7071985378  
**Longitude:** -97.437959815  
**TAD Map:** 2018-376  
**MAPSCO:** TAR-074W



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RIDGLEA HILLS ADDITION  
Block 5 Lot AR1AR

**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)

**Site Number:** 80735363  
**Site Name:** SW BLVD BUSINESS PARK  
**Site Class:** WHFlex - Warehouse-Flex/Multi-Use  
**Parcels:** 2  
**Primary Building Name:** SOUTHWEST BOULEVARD JV, / 07049390  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 43,000  
**Net Leasable Area+++:** 43,000  
**Percent Complete:** 100%

**State Code:** F1  
**Year Built:** 2001  
**Personal Property Account:** Multi  
**Agent:** INVOKE TAX PARTNERS (00548)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$3,225,000  
**Protest Deadline Date:** 5/31/2024

**Land Sqft\*:** 137,826  
**Land Acres\*:** 3.1640  
**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:**  
WB SOUTHWEST OWNER LLC  
**Primary Owner Address:**  
831 E PIONEER  
DRAPER, UT 84020

**Deed Date:** 10/16/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224185114](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TILLAR SOUTHWEST BLVD PARTNERS LP	12/31/2021	<a href="#">D222002849</a>		
CHAPPELL FAMILY TRUST;DFTJL PROPERTIES LLC;JDJRC WAREHOUSE PARTNERS LP	12/30/2021	<a href="#">D222002848</a>		
SOUTHWEST BOULEVARD JV	8/21/2001	00151020000164	0015102	0000164
LEGETT PRTNSHP	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 <sup>+</sup>
2025	\$2,894,218	\$330,782	\$3,225,000	\$3,225,000
2024	\$2,464,218	\$330,782	\$2,795,000	\$2,795,000
2023	\$2,249,213	\$330,782	\$2,579,995	\$2,579,995
2022	\$2,141,718	\$330,782	\$2,472,500	\$2,472,500
2021	\$1,726,218	\$330,782	\$2,057,000	\$2,057,000
2020	\$1,769,218	\$330,782	\$2,100,000	\$2,100,000

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.