



Address: [4408 SOUTHWEST BLVD](#)
City: FORT WORTH
Georeference: 34345-5-D2R
Subdivision: RIDGLEA HILLS ADDITION
Neighborhood Code: WH-West Fort Worth/Hulen General

Latitude: 32.7077989346
Longitude: -97.4383306189
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 D2R
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+++: 15,400
Net Leasable Area+++: 15,400
State Code: F1
Year Built: 2001
Personal Property Account: [10364937](#)
Agent: INVOKE TAX PARTNERS (00054B)
Notice Sent Date: 5/1/2025
Notice Value: \$1,155,000
Protest Deadline Date: 5/31/2024
Percent Complete: 100%
Land Sqft*: 38,426
Land Acres*: 0.8821
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	D222002849		
CHAPPELL FAMILY TRUST;DFTJL PROPERTIES LLC;JDJRC WAREHOUSE PARTNERS LP	12/30/2021	D222002848		
SOUTHWEST BOULEVARD JV	3/1/2006	D206069648	0000000	0000000
RANKIN HWY LTD	1/1/2004	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	\$1,039,722	\$115,278	\$1,155,000	\$1,155,000
2024	\$885,722	\$115,278	\$1,001,000	\$1,001,000
2023	\$808,727	\$115,278	\$924,005	\$924,005
2022	\$770,222	\$115,278	\$885,500	\$885,500
2021	\$621,722	\$115,278	\$737,000	\$737,000
2020	\$639,326	\$115,278	\$754,604	\$754,604

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.