



**Address:** [4600 W BAILEY BOSWELL RD](#)  
**City:** FORT WORTH  
**Georeference:** 3100M-1-4  
**Subdivision:** BOSWELL MARKETPLACE  
**Neighborhood Code:** Food Service General

**Latitude:** 32.8813829111  
**Longitude:** -97.3935116849  
**TAD Map:** 2030-440  
**MAPSCO:** TAR-033K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOSWELL MARKETPLACE  
Block 1 Lot 4 SET UP WITH PLAT D216277264 IN  
ERROR. SHOULD REF D216034100

**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)

**State Code:** F1

**Year Built:** 2019

**Personal Property Account:** Multi

**Agent:** RYAN LLC (00320)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$1,603,783

**Protest Deadline Date:** 5/31/2024

**Site Number:** 800018918  
**Site Name:** IHOP RESTAURANT  
**Site Class:** FSRest - Food Service-Full Service Restaurant  
**Parcels:** 1  
**Primary Building Name:** IHOP  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 3,808  
**Net Leasable Area<sup>+++</sup>:** 3,808  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 46,173  
**Land Acres<sup>\*</sup>:** 1.0600  
**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:**

BAILEY BOSWELL MARKETPLACE LP  
JWK BAILEY BOSWELL INVESTOR LLC  
WAK BAILEY BOSWELL INVESTOR LLC

**Primary Owner Address:**

211 N STADIUM BLVD  
COLUMBIA, MO 65203

**Deed Date:** 3/31/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222082857](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAILEY BOSWELL MARKETPLACE LP;JWK BAILEY BOSWELL INVESTOR LLC;RVD BOSWELL LLC;WAK BAILEY BOSWELL INVESTOR LLC	3/30/2022	<a href="#">D222082856</a>		
BAILEY BOSWELL MARKETPLACE LP;JWK BAILEY BOSWELL INVESTOR LLC;ROM BAILEY BOSWELL INVESTOR LLC;RVD BOSWELL LLC;WAK BAILEY BOSWELL INVESTOR LLC	3/30/2022	<a href="#">D222082855</a>		
BAILEY BOSWELL MARKETPLACE LP;DECKER INVESTER LLC;JWK BAILEY BOSWELL INVESTOR LLC;NEC 380/423 2014 LP;ROM BAILEY BOSWELL INVESTOR LLC;RVD BOSWELL LLC;WAK BAILEY BOSWELL INVESTOR LLC	3/29/2022	<a href="#">D222082858</a>		
BAILEY BOSWELL MARKETPLACE LP;DECKER INVESTER LLC;JWK BAILEY BOSWELL INVESTOR LLC;ROM BAILEY BOSWELL INVESTOR LLC;RVD BOSWELL LLC;WAK BAILEY BOSWELL INVESTOR LLC	3/29/2022	<a href="#">D222082854</a>		
BAILEY BOSWELL MARKETPLACE LP;DECKER INVESTER LLC;NEC 380/423 2014 LP;ROM BAILEY BOSWELL INVESTOR LLC;RVD BOSWELL LLC;UCD BAILEY BOSWELL INVESTOR LP	3/29/2022	<a href="#">D222082853</a>		
BAILEY BOSWELL MARKETPLACE LP	1/2/2017	<a href="#">D215254909</a>		

## 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	\$1,234,394	\$369,389	\$1,603,783	\$1,603,783
2024	\$1,180,611	\$369,389	\$1,550,000	\$1,550,000
2023	\$1,100,129	\$369,389	\$1,469,518	\$1,469,518
2022	\$1,100,611	\$369,389	\$1,470,000	\$1,470,000
2021	\$775,105	\$369,389	\$1,144,494	\$1,144,494
2020	\$782,313	\$369,389	\$1,151,702	\$1,151,702

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.