

Tarrant Appraisal District

Property Information | PDF

Account Number: 42226978

Address: 4600 W BAILEY BOSWELL RD

City: FORT WORTH Georeference: 3100M-1-4

Subdivision: BOSWELL MARKETPLACE Neighborhood Code: Food Service General

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

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

PROPERTY DATA

Legal Description: BOSWELL MARKETPLACE Block 1 Lot 4 SET UP WITH PLAT D216277264 IN

ERROR. SHOULD REF D216034100

TARRANT COUNTY HOSPITAL (224)

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800018918 **TARRANT COUNTY (220)**

TARRANT REGIONAL WATER DISTRICT (223)

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Primary Building Name: IHOP EAGLE MTN-SAGINAW ISD (918)

State Code: F1 Primary Building Type: Commercial Year Built: 2019

Gross Building Area+++: 3,808 Personal Property Account: Multi Net Leasable Area+++: 3.808 Agent: RYAN LLC (00320)

Percent Complete: 100% Notice Sent Date: 5/1/2025 **Land Sqft***: 46,173 Notice Value: \$1,603,783

Protest Deadline Date: 5/31/2024 Pool: N

+++ Rounded.

Land Acres*: 1.0600

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

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	D222082856		
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	D222082855		
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	D222082858		
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	D222082854		
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	D222082853		
BAILEY BOSWELL MARKETPLACE LP	1/2/2017	D215254909		

VALUES

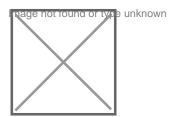
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

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⁺ 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.

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