



**Address:** [4300 S BOWEN RD](#)  
**City:** ARLINGTON  
**Georeference:** 12950--1R  
**Subdivision:** ESTES, R P GARDEN TRACTS ADDN  
**Neighborhood Code:** Food Service General

**Latitude:** 32.675889026  
**Longitude:** -97.150364573  
**TAD Map:** 2102-364  
**MAPSCO:** TAR-095R



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

## PROPERTY DATA

**Legal Description:** ESTES, R P GARDEN TRACTS  
ADDN Lot 1R

**Jurisdictions:**

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (205)
- ARLINGTON ISD (901)

**Site Number:** 80069320  
**Site Name:** CRACKER BARREL  
**Site Class:** FSRest - Food Service-Full Service Restaurant  
**Parcels:** 1  
**Primary Building Name:** CRACKER BARREL RESTAURANT / 06716687

**State Code:** F1

**Primary Building Type:** Commercial

**Year Built:** 1994

**Gross Building Area<sup>+++</sup>:** 11,349

**Personal Property Account:** [10508899](#)

**Net Leasable Area<sup>+++</sup>:** 11,349

**Agent:** None

**Percent Complete:** 100%

**Protest Deadline Date:**  
5/15/2025

**Land Sqft<sup>\*</sup>:** 141,483

**Land Acres<sup>\*</sup>:** 3.2480

<sup>+++</sup> Rounded.

**Pool:** N

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## OWNER INFORMATION

**Current Owner:**  
CB PORTFOLIO OWNER LLC  
**Primary Owner Address:**  
125 S WACKER DR STE 1220  
CHICAGO, IL 60606

**Deed Date:** 8/3/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220191655](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CBOCS TEXAS LIMITED PRTNSHP	12/31/1999	00141780000206	0014178	0000206
CBOCS PARTNER II LLC	12/30/1999	00141780000204	0014178	0000204
CBOCS DISTRIBUTION INC	12/29/1999	00141780000203	0014178	0000203
CRACKER BARRELL OLD CTRY ST	6/25/1994	00116350001077	0011635	0001077
BOWEN ROAD JOINT VENTURE ETAL	6/24/1994	00116350001072	0011635	0001072
BOWEN ROAD JOINT VENTURE	1/1/1994	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$1,017,214	\$1,556,313	\$2,573,527	\$2,573,527
2023	\$1,017,214	\$1,556,313	\$2,573,527	\$2,573,527
2022	\$681,537	\$1,556,313	\$2,237,850	\$2,237,850
2021	\$143,687	\$1,556,313	\$1,700,000	\$1,700,000
2020	\$363,687	\$1,556,313	\$1,920,000	\$1,920,000

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.