



Account Number: 06716687



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:

Site Number: 80069320

CITY OF ARLINGTON (024)

Site Name: CRACKER BARREL

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (120)

TARRANT COUNTY HOSPITAL (120)

TARRANT COUNTY HOSPITAL (120)

TARRANT COUNTY HOSPITAL (120)

TARRANT COUNTY COLLEGE P(2000) Is: 1

ARLINGTON ISD (901) Primary Building Name: CRACKER BARREL RESTAURANT / 06716687

State Code: F1 Primary Building Type: Commercial Year Built: 1994 Gross Building Area+++: 11,349
Personal Property Account: 1050222 asable Area+++: 11,349
Agent: None Percent Complete: 100%

Agent: None Percent Complete: 100%
Protest Deadline Date:
5/15/2025
Land Sqft*: 141,483
Land Acres*: 3.2480

+++ Rounded. Pool: N

* This represents one of a hierarchy of

possible values ranked in the following order: Recorded, Computed, System, Calculated.

03-13-2025 Page 1



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. <u>Tarrant County Tax Office Account Information</u>.

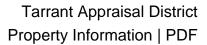
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$1,017,214	\$1,556,313	\$2,573,527	\$2,573,527
2023	\$1,017,214	\$1,556,313	\$2,573,527	\$2,573,527
2022	\$681,537	\$1,556,313	\$2,237,850	\$2,237,850
2021	\$143,687	\$1,556,313	\$1,700,000	\$1,700,000
2020	\$363,687	\$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.

EXEMPTIONS / SPECIAL APPRAISAL

03-13-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.





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.

03-13-2025 Page 3