



Address: [1801 E PARK ROW DR](#)
City: ARLINGTON
Georeference: 890-10-1A
Subdivision: ARLINGTON ESTATES ADDITION
Neighborhood Code: Day Care General

Latitude: 32.7213247495
Longitude: -97.0830218497
TAD Map: 2126-380
MAPSCO: TAR-083R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARLINGTON ESTATES
ADDITION Block 10 Lot 1A,2,27 & 28

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: F1

Year Built: 1958

Personal Property Account: [11145706](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$371,783

Protest Deadline Date: 5/31/2024

Site Number: 80012531

Site Name: UPBRINGING IN A BETTER WAY

Site Class: DayCare - Day Care Center

Parcels: 1

Primary Building Name: DAY CARE / 00064262

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 5,766

Net Leasable Area⁺⁺⁺: 6,709

Percent Complete: 100%

Land Sqft^{*}: 27,418

Land Acres^{*}: 0.6294

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:

ZONE 4 KIDS CHILD CARE & LEARNING CENTER INC

Primary Owner Address:

2004 E ABRAM ST
ARLINGTON, TX 76010

Deed Date: 4/14/2022

Deed Volume:

Deed Page:

Instrument: [D222096880](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| BETTER WAY APOSTOLIC CHURCH | 2/3/2011 | D211056145 | 0000000 | 0000000 |
| PICABO VS II LLC | 6/29/2000 | 00144460000107 | 0014446 | 0000107 |
| PICABO INC | 11/11/1998 | 00135560000409 | 0013556 | 0000409 |
| US SMALL BUSINESS ADMIN | 9/1/1998 | 00133950000430 | 0013395 | 0000430 |
| STRIEF ASHLEY MOON;STRIEF BOBBY | 1/7/1998 | 00136130000239 | 0013613 | 0000239 |
| SMALL WONDERS INC | 1/12/1990 | 00098180001385 | 0009818 | 0001385 |
| DING-DONG KAMPUS INC | 12/31/1900 | 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 | \$262,111 | \$109,672 | \$371,783 | \$371,783 |
| 2024 | \$485,736 | \$109,672 | \$595,408 | \$594,706 |
| 2023 | \$385,916 | \$109,672 | \$495,588 | \$495,588 |
| 2022 | \$260,328 | \$109,672 | \$370,000 | \$370,000 |
| 2021 | \$262,120 | \$109,672 | \$371,792 | \$371,792 |
| 2020 | \$262,120 | \$109,672 | \$371,792 | \$371,792 |

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

- Childcare Facilities Exemption 11.36

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.