



Latitude: 32.6199588017
Longitude: -97.1339623122
TAD Map: 2108-344
MAPSCO: TAR-110P



City:
Georeference: 995-E-12
Subdivision: ARLINGTON SOUTH INDUSTRIAL PK
Neighborhood Code: WH-Arlington South

Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARLINGTON SOUTH INDUSTRIAL PK Block E Lot 12

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: F1

Year Built: 2000

Personal Property Account: Multi

Agent: AMBROSE AND ASSOCIATES (05326)

Notice Sent Date: 4/15/2025

Notice Value: \$1,554,630

Protest Deadline Date: 5/31/2024

Site Number: 80013260

Site Name: EVOLUTION CUSTOMS/THERMELL

Site Class: WHStorage - Warehouse-Storage

Parcels: 1

Primary Building Name: EVOLUTION CUSTOMS / 00080845

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 23,100

Net Leasable Area⁺⁺⁺: 22,209

Percent Complete: 100%

Land Sqft^{*}: 66,360

Land Acres^{*}: 1.5234

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:

SOUTH ARLINGTON INDUSTRIAL LLC

Primary Owner Address:

1301 W 7TH ST STE 141
FORT WORTH, TX 76102

Deed Date: 4/28/2021

Deed Volume:

Deed Page:

Instrument: [D221123289](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RON STURGEON REAL ESTATE LP	7/29/2002	00166240000008	0016624	0000008
STURGEON RONALD D	3/27/2000	00142850000418	0014285	0000418
DIAZ FIDENCIA; DIAZ GERARDO F	9/10/1990	00100430000188	0010043	0000188
PRESTIGE PACKAGING 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	\$1,355,550	\$199,080	\$1,554,630	\$1,247,400
2024	\$840,420	\$199,080	\$1,039,500	\$1,039,500
2023	\$778,116	\$199,080	\$977,196	\$977,196
2022	\$692,751	\$199,080	\$891,831	\$891,831
2021	\$633,624	\$165,900	\$799,524	\$799,524
2020	\$550,100	\$165,900	\$716,000	\$716,000

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.