



Address: [1309 E ABRAM ST](#)
City: ARLINGTON
Georeference: 10540--2A
Subdivision: EAST ABRAM SHOPPING CENTER
Neighborhood Code: Auto Care General

Latitude: 32.7360496912
Longitude: -97.091572672
TAD Map: 2120-388
MAPSCO: TAR-083L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EAST ABRAM SHOPPING
CENTER Lot 2A

Jurisdictions:

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

State Code: F1

Year Built: 1966

Personal Property Account: Multi

Agent: UPTG (00670)

Notice Sent Date: 4/15/2025

Notice Value: \$275,240

Protest Deadline Date: 5/31/2024

Site Number: 80060897

Site Name: SERVICE CITY MUFFLERS

Site Class: ACRepair - Auto Care-Repair Garage

Parcels: 1

Primary Building Name: SERVICE CITY MUFFLERS / 00759805

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,956

Net Leasable Area⁺⁺⁺: 3,956

Percent Complete: 100%

Land Sqft^{*}: 23,400

Land Acres^{*}: 0.5371

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:

SSYO ENT & YAS AUTO TRADING

Primary Owner Address:

1315 E ABRAM ST
ARLINGTON, TX 76010-7210

Deed Date: 3/13/2011

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D211062260](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
S.S.Y/O ENTERPRISES ENTERPRISE	3/10/2011	D211062260	0000000	0000000
KHATER ASHRAF;KHATER YOUSEF AL SHA	6/25/2009	D211043473	0000000	0000000
KHATER ADNAN A;KHATER ASHRAF	1/18/2005	D205113420	0000000	0000000
USA METRO INC	10/31/2002	00161100000287	0016110	0000287
THYE THOMAS H	3/11/1997	00127130001874	0012713	0001874
EXTREMIS CORP	4/24/1996	00123550001770	0012355	0001770
MIDAS REALTY CO	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	\$158,240	\$117,000	\$275,240	\$264,000
2024	\$103,000	\$117,000	\$220,000	\$220,000
2023	\$103,000	\$117,000	\$220,000	\$220,000
2022	\$96,624	\$117,000	\$213,624	\$213,624
2021	\$90,500	\$117,000	\$207,500	\$207,500
2020	\$90,500	\$117,000	\$207,500	\$207,500

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.