



**Address:** [1315 N COLLINS ST](#)  
**City:** ARLINGTON  
**Georeference:** 42190-A-1R1  
**Subdivision:** TIMBERDALE ADDITION  
**Neighborhood Code:** Service Station General

**Latitude:** 32.7552197277  
**Longitude:** -97.0966677868  
**TAD Map:** 2120-396  
**MAPSCO:** TAR-069X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMBERDALE ADDITION Block  
A Lot 1R1

**Jurisdictions:**

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

**State Code:** F1

**Year Built:** 2020

**Personal Property Account:** [14755675](#)

**Agent:** RYAN LLC (00320)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$2,234,559

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80216935

**Site Name:** 7-ELEVEN

**Site Class:** SSConvStore - Svc Station-Convenience Store with Fuel

**Parcels:** 1

**Primary Building Name:** 7-ELEVEN / 03143856

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 4,168

**Net Leasable Area**<sup>+++</sup>: 0

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 40,308

**Land Acres**<sup>\*</sup>: 0.9253

**Pool:** N

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

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

## OWNER INFORMATION

**Current Owner:**

SELVA INVESTMENT GROUP INC

MH SHERMAN COMPANY

**Primary Owner Address:**

567 SAN NICOLAS DR SUITE 220

NEWPORT BEACH, CA 92660

**Deed Date:** 6/25/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220149300](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMTA SPE ENV PROP LLC	9/19/2018	<a href="#">D218209713</a>		
SPIRIT MASTER FUNDING III LLC	2/26/2007	<a href="#">D207080349</a>	0000000	0000000
CRICDOM-III ELCH LLC	12/21/2006	<a href="#">D207013036</a>	0000000	0000000
USRP FUNDING 2001-A LP	12/31/2000	00146910000563	0014691	0000563
US RESTAURANT PROP OPERATING	1/16/1998	00130510000161	0013051	0000161
EL CHICO REALTY CORP	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 <sup>+</sup>
2025	\$1,226,859	\$1,007,700	\$2,234,559	\$2,234,559
2024	\$1,135,300	\$1,007,700	\$2,143,000	\$2,143,000
2023	\$1,079,091	\$1,007,700	\$2,086,791	\$2,086,791
2022	\$979,720	\$1,007,700	\$1,987,420	\$1,987,420
2021	\$885,081	\$1,007,700	\$1,892,781	\$1,892,781
2020	\$0	\$1,007,700	\$1,007,700	\$1,007,700

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.