



**Address:** [1010 E AVE J](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 48501-5-2  
**Subdivision:** GSID COMM #1  
**Neighborhood Code:** IM-GSID

**Latitude:** 32.7658936142  
**Longitude:** -97.0497758568  
**TAD Map:** 2138-400  
**MAPSCO:** TAR-070V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GSID COMM #1 Block 5 SITE 2

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** F2

**Year Built:** 1968

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$6,015,018

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

**Site Number:** 80248403

**Site Name:** ENVIRONMENTAL LIGHTING SERVICES

**Site Class:** IMHeavy - Industrial/Mfg-Heavy

**Parcels:** 1

**Primary Building Name:** OFFICE / 03686612

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 105,763

**Net Leasable Area<sup>+++</sup>:** 105,763

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 358,629

**Land Acres<sup>\*</sup>:** 8.2329

**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:**

PCI AVENUE J LLC

**Primary Owner Address:**

2911 TURTLE CREEK BLVD STE 1200  
DALLAS, TX 75219

**Deed Date:** 4/19/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224067867](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1010 EAST AVENUE J LLC	12/31/2019	<a href="#">D220000521</a>		
PARADISE INV PROPERTIES LLC	12/28/2015	<a href="#">D215289206</a>		
RSR GROUP TEXAS INC	8/20/2004	<a href="#">D204265599</a>	0000000	0000000
REYNOLDS & REYNOLDS	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	\$5,154,308	\$860,710	\$6,015,018	\$6,015,018
2024	\$4,797,610	\$860,710	\$5,658,320	\$5,658,320
2023	\$4,402,426	\$860,710	\$5,263,136	\$5,263,136
2022	\$3,809,769	\$860,710	\$4,670,479	\$4,670,479
2021	\$3,543,381	\$717,258	\$4,260,639	\$4,260,639
2020	\$3,275,295	\$717,258	\$3,992,553	\$3,992,553

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.