

Tarrant Appraisal District

Property Information | PDF

Account Number: 03688798

Address: 634 107TH ST

City: ARLINGTON

Georeference: 48502-110

Subdivision: GSID COMM #2 INST #1

Neighborhood Code: WH-GSID

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

## PROPERTY DATA

Legal Description: GSID COMM #2 INST #1 SITE

110

**Jurisdictions:** 

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: F1
Year Built: 1974

Personal Property Account: 13868527

Agent: None

Notice Sent Date: 5/1/2025 Notice Value: \$5,307,614

Protest Deadline Date: 5/31/2024

Site Number: 80250068

Latitude: 32.7523858655

**TAD Map:** 2132-392 **MAPSCO:** TAR-084C

Longitude: -97.0566692054

Site Name: INCAB AMERICA / QUALITY EDGE Site Class: WHStorage - Warehouse-Storage

Parcels: 1

Primary Building Name: SUN CAP / 03688798

Primary Building Type: Commercial Gross Building Area+++: 72,900
Net Leasable Area+++: 72,900
Percent Complete: 100%

Land Sqft\*: 138,085 Land Acres\*: 3.1699

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

LRF3 DAL 107TH ST LLC **Primary Owner Address:** 

116 HUNTINGTON AVE SUITE 1001

BOSTON, MA 02116

Deed Date: 12/6/2024

Deed Volume: Deed Page:

Instrument: D224220687

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SL PROJECT TEXAS LP	3/2/2022	D222055694		
SL4 DFW INDUSTRIAL LP	6/26/2017	D217144689		
UNI-PACIFIC INTERNATIONAL LLC	2/29/2012	D212060039	0000000	0000000
HONG ANNA L;HONG CHUNG-CHENG	11/7/2005	D205338789	0000000	0000000
HONG CHUNG-CHENG	10/21/2005	D205338788	0000000	0000000
HONG CHUNG CHENG ET AL	1/4/2001	00147050000325	0014705	0000325
HUNG CHUNG-YONG ETAL	12/1/1992	00108660001057	0010866	0001057
FDIC	1/7/1992	00104940001128	0010494	0001128
DPC INC	11/12/1991	00104470001438	0010447	0001438
WESTWOOD SERVICES INC	8/13/1986	00086500001053	0008650	0001053
G S W 105 EQUITY PARTNERS	12/31/1900	000000000000000	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.

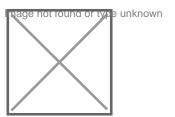
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$4,824,316	\$483,298	\$5,307,614	\$5,307,614
2024	\$3,176,702	\$483,298	\$3,660,000	\$3,660,000
2023	\$2,943,342	\$483,298	\$3,426,640	\$3,426,640
2022	\$2,833,954	\$483,298	\$3,317,252	\$3,317,252
2021	\$2,754,966	\$379,734	\$3,134,700	\$3,134,700
2020	\$2,682,066	\$379,734	\$3,061,800	\$3,061,800

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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