



Address: [634 107TH ST](#)
City: ARLINGTON
Georeference: 48502-110
Subdivision: GSID COMM #2 INST #1
Neighborhood Code: WH-GSID

Latitude: 32.7523858655
Longitude: -97.0566692054
TAD Map: 2132-392
MAPSCO: TAR-084C



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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

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.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

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](#)

| 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 | 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 | \$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.

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

EXEMPTIONS / SPECIAL APPRAISAL

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Tarrant Appraisal District Property Information | PDF

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.