



Address: [2735 W DIVISION ST](#)
City: ARLINGTON
Georeference: A 596-17
Subdivision: GUERRIN, HEIRS SURVEY
Neighborhood Code: Food Service General

Latitude: 32.7378409871
Longitude: -97.1528135362
TAD Map: 2102-388
MAPSCO: TAR-081H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GUERRIN, HEIRS SURVEY
Abstract 596 Tract 17 HOMESITE

Jurisdictions:

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

State Code: F1

Year Built: 1970

Personal Property Account: [09906967](#)

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Notice Sent Date: 5/1/2025

Notice Value: \$532,398

Protest Deadline Date: 5/31/2024

Site Number: 80287700

Site Name: CATFISH SAMS BARGE

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: CATFISH SAMS / 03903737

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 5,982

Net Leasable Area⁺⁺⁺: 5,982

Percent Complete: 100%

Land Sqft^{*}: 43,560

Land Acres^{*}: 1.0000

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:

LESTER GROUP LTD

Primary Owner Address:

2735 W DIVISION ST
ARLINGTON, TX 76012-4806

Deed Date: 12/18/1996

Deed Volume: 0012630

Deed Page: 0000020

Instrument: 00126300000020

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LESTER S W	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	\$401,718	\$130,680	\$532,398	\$532,398
2024	\$401,718	\$130,680	\$532,398	\$532,398
2023	\$383,772	\$130,680	\$514,452	\$514,452
2022	\$369,320	\$130,680	\$500,000	\$500,000
2021	\$449,470	\$50,530	\$500,000	\$500,000
2020	\$464,520	\$50,530	\$515,050	\$515,050

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.