



Latitude: 32.7351165726
Longitude: -97.1022234615
TAD Map: 2120-388
MAPSCO: TAR-083K



City:
Georeference: A 703-49
Subdivision: HUITT, JOHN SURVEY
Neighborhood Code: RET-Arlington/Centreport General

Google Map or type unknown

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

PROPERTY DATA

Legal Description: HUITT, JOHN SURVEY Abstract
703 Tract 49 50 51 52 53 & 53A

Jurisdictions:

Site Number: 80294529
Site Name: FAMILY DOLLAR - FUZZYS - CHEBA HUT
Site Class: RETNBHD - Retail-Neighborhood Shopping Center
Parcels: 1
Primary Building Name: FAMILY DOLLAR - FUZZYS - CHEBA HUT/ 03938786
State Code: F1
Primary Building Type: Commercial
Year Built: 1956
Gross Building Area⁺⁺⁺: 23,576
Personal Property Account Multi:
Net Leasable Area⁺⁺⁺: 23,576
Agent: UPTG (00670)
Percent Complete: 100%
Notice Sent Date: 4/15/2025
Land Sqft^{*}: 77,674
Land Acres^{*}: 1.7839
Notice Value: \$1,989,107
Pool: N
Protest Deadline Date: 5/31/2024

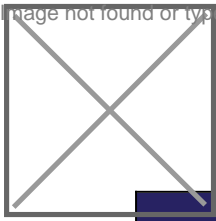
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
DANIEL PARTNERS LTD
Primary Owner Address:
18770 LBJ STE 200
MESQUITE, TX 75150-6407

Deed Date: 11/28/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206372890](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|------------|----------------|-------------|-----------|
| ARLINGTON EAST ABRAM INC | 1/4/1988 | 00092050001055 | 0009205 | 0001055 |
| TIERRA COMPANY | 12/29/1987 | 00091700002140 | 0009170 | 0002140 |
| DEVELOPMENT SERVICES INC | 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 | \$1,569,667 | \$419,440 | \$1,989,107 | \$1,989,107 |
| 2024 | \$1,330,560 | \$419,440 | \$1,750,000 | \$1,750,000 |
| 2023 | \$1,320,560 | \$419,440 | \$1,740,000 | \$1,740,000 |
| 2022 | \$1,305,560 | \$419,440 | \$1,725,000 | \$1,725,000 |
| 2021 | \$1,280,560 | \$419,440 | \$1,700,000 | \$1,700,000 |
| 2020 | \$1,280,560 | \$419,440 | \$1,700,000 | \$1,700,000 |

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.