



**Address:** [2721 N COLLINS ST](#)  
**City:** ARLINGTON  
**Georeference:** 34485-A-4  
**Subdivision:** RIVER BEND ADDITION  
**Neighborhood Code:** Service Station General

**Latitude:** 32.7807061135  
**Longitude:** -97.0958523745  
**TAD Map:** 2120-404  
**MAPSCO:** TAR-069K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER BEND ADDITION Block A  
Lot 4

**Jurisdictions:**

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

**Site Number:** 80441823

**Site Name:** FAST TRIP BEER AND WINE

**Site Class:** SSMiniMart - Svc Station-Mini Mart with Fuel

**Parcels:** 1

**Primary Building Name:** FAST TRIP BEER AND WINE/ 04970586

**State Code:** F1

**Primary Building Type:** Commercial

**Year Built:** 1984

**Gross Building Area**+++ : 2,585

**Personal Property Account:** Multi

**Net Leasable Area**+++ : 2,585

**Agent:** None

**Percent Complete:** 100%

**Notice Sent Date:** 4/15/2025

**Land Sqft**\* : 22,520

**Notice Value:** \$587,444

**Land Acres**\* : 0.5169

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

**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:**

SITA RAM LLC

**Primary Owner Address:**

1111 MALLARD POINT DR  
CEDAR HILL, TX 75104

**Deed Date:** 2/15/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223026816](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYCORIS LP	6/7/2005	<a href="#">D205171827</a>	0000000	0000000
NEW BLESSINGS INC	4/29/1994	00115660001436	0011566	0001436
SOUTHLAND CORP #25208	9/27/1983	00076240001624	0007624	0001624
SULLIVAN DEV 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 <sup>+</sup>
2025	\$407,284	\$180,160	\$587,444	\$587,444
2024	\$310,918	\$180,160	\$491,078	\$491,078
2023	\$307,765	\$180,160	\$487,925	\$487,925
2022	\$194,840	\$180,160	\$375,000	\$375,000
2021	\$174,840	\$180,160	\$355,000	\$355,000
2020	\$164,360	\$180,160	\$344,520	\$344,520

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.