



# Tarrant Appraisal District Property Information | PDF Account Number: 06081789

### Address: <u>3881 S COOPER ST</u>

City: ARLINGTON Georeference: 19065--3R Subdivision: HOMART ADDITION Neighborhood Code: Mall General

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

## **PROPERTY DATA**

Latitude: 32.6793767775 Longitude: -97.1311357861 TAD Map: 2108-368 MAPSCO: TAR-096L



Legal Description: HOMART ADDITION Lot 3R				
Jurisdictions:	Site Number: 80874666			
CITY OF ARLINGTON (024) TARRANT COUNTY (220)	Site Name: PARKS MALL			
TARRANT COUNTY HOSPITAL (2	24) S <b>ite Class:</b> RETMall - Retail-Mall			
TARRANT COUNTY COLLEGE (225)Parcels: 4				
ARLINGTON ISD (901)	Primary Building Name: PARKS MALLINLINE SPACE / 40332640			
State Code: F1	Primary Building Type: Commercial			
Year Built: 1987	Gross Building Area <sup>+++</sup> : 91,717			
Personal Property Account: Multi	Net Leasable Area <sup>+++</sup> : 89,389			
Agent: None	Percent Complete: 100%			
Notice Sent Date: 4/15/2025	Land Sqft <sup>*</sup> : 182,734			
Notice Value: \$8,643,812	Land Acres <sup>*</sup> : 4.1949			
Protest Deadline Date: 5/31/2024	Pool: N			

#### +++ Rounded.

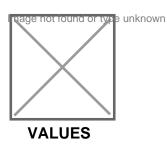
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

### Current Owner: PARKS AT ARLINGTON L P

Primary Owner Address: PO BOX 101042 CHICAGO, IL 60610 Deed Date: 1/8/2007 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D207020670

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERVYN'S #244	4/7/1987	00088990000583	0008899	0000583
HOMART DEV CO & SEARS ROEBUCK	1/1/1986	000000000000000000000000000000000000000	000000	0000000



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$6,816,472	\$1,827,340	\$8,643,812	\$8,643,812
2024	\$6,816,472	\$1,827,340	\$8,643,812	\$8,643,812
2023	\$6,172,660	\$1,827,340	\$8,000,000	\$8,000,000
2022	\$6,172,660	\$1,827,340	\$8,000,000	\$8,000,000
2021	\$6,172,660	\$1,827,340	\$8,000,000	\$8,000,000
2020	\$7,346,226	\$1,827,340	\$9,173,566	\$9,173,566

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.