



**Address:** [4141 SW GREEN OAKS BLVD](#)  
**City:** ARLINGTON  
**Georeference:** 22410--24  
**Subdivision:** KELLY, THOMAS E ADDITION  
**Neighborhood Code:** Day Care General

**Latitude:** 32.6587296781  
**Longitude:** -97.173914573  
**TAD Map:** 2096-360  
**MAPSCO:** TAR-095X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KELLY, THOMAS E ADDITION  
Lot 24

**Jurisdictions:**

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

**State Code:** F1

**Year Built:** 1986

**Personal Property Account:** [14839585](#)

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$650,862

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

**Site Number:** 80542948

**Site Name:** KINDERCARE

**Site Class:** DayCare - Day Care Center

**Parcels:** 1

**Primary Building Name:** KINDERCARE / 06145523

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 6,264

**Net Leasable Area<sup>+++</sup>:** 6,264

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 33,106

**Land Acres<sup>\*</sup>:** 0.7600

**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:**

HERO LOTUS LLC

**Primary Owner Address:**

941 LEOLA LN  
ALLEN, TX 75013

**Deed Date:** 5/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222131204](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KM MILLRIDGE LP;RDK INTERESTS LLC	2/3/2021	<a href="#">D221030996</a>		
KC PROPCO LLC	6/1/2003	<a href="#">D203244661</a>	0016899	0000061
KINDER CARE LEARNING CNTR INC	1/4/1988	00092810000753	0009281	0000753
KINDER CARE INC	6/3/1987	00089700001183	0008970	0001183
MCKINNEY DORIS L ETAL	1/1/1987	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	\$485,332	\$165,530	\$650,862	\$650,862
2024	\$462,636	\$165,530	\$628,166	\$562,332
2023	\$303,080	\$165,530	\$468,610	\$468,610
2022	\$303,080	\$165,530	\$468,610	\$468,610
2021	\$284,476	\$165,530	\$450,006	\$450,006
2020	\$284,470	\$165,530	\$450,000	\$450,000

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

- Childcare Facilities Exemption 11.36

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.