



**Address:** [1509 NOLAN RYAN EXPWY](#)  
**City:** ARLINGTON  
**Georeference:** 37365--10R2R-10  
**Subdivision:** SANFORD-YATES SUBDIVISION  
**Neighborhood Code:** Motel/Hotel General

**Latitude:** 32.7576506281  
**Longitude:** -97.0894961902  
**TAD Map:** 2126-396  
**MAPSCO:** TAR-069Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SANFORD-YATES  
SUBDIVISION Lot 10R2R1

**Jurisdictions:**

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

**Site Number:** 80543545

**Site Name:** COURTYARD BY MARRIOTT

**Site Class:** MHSuites - Hotel-Suites

**Parcels:** 1

**Primary Building Name:** COURTYARD BY MARRIOTT / 06146945

**State Code:** F1

**Primary Building Type:** Commercial

**Year Built:** 1986

**Gross Building Area**+++ : 86,049

**Personal Property Account:** N/A

**Net Leasable Area**+++ : 86,049

**Agent:** JLL HOTELS & HOSPITALITY GROUP (11959)

**Percent Complete:** 100%

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

**Land Sqft**\* : 196,058

**Notice Value:** \$15,216,905

**Land Acres**\* : 4.5008

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

**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

CMP I ARLINGTON OWNER LLC

**Primary Owner Address:**

454 E JOHN CARPENTER FREEWAY SUITE 1400  
IRVING, TX 75063

**Deed Date:** 9/29/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214219131](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CBM ONE HOTELS LP	6/15/2012	<a href="#">D212147760</a>		
COURTYARD BY MARRIOTT LTD	1/1/1987	00089450000516	0008945	0000516

## 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	\$12,533,361	\$2,683,544	\$15,216,905	\$15,216,905
2024	\$9,488,456	\$2,683,544	\$12,172,000	\$12,172,000
2023	\$9,818,456	\$2,683,544	\$12,502,000	\$12,502,000
2022	\$7,316,456	\$2,683,544	\$10,000,000	\$10,000,000
2021	\$5,595,486	\$2,683,544	\$8,279,030	\$8,279,030
2020	\$9,529,565	\$1,470,435	\$11,000,000	\$11,000,000

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.