



**Address:** [2700 E ABRAM ST](#)  
**City:** ARLINGTON  
**Georeference:** 32928-1-2B  
**Subdivision:** PRAIRIE OAKS PARK ADDITION  
**Neighborhood Code:** Service Station General

**Latitude:** 32.7352965386  
**Longitude:** -97.0613055564  
**TAD Map:** 2132-388  
**MAPSCO:** TAR-084K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PRAIRIE OAKS PARK  
ADDITION Block 1 Lot 2B

**Jurisdictions:**

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

**State Code:** F1

**Year Built:** 1989

**Personal Property Account:** [09782370](#)

**Agent:** DELTA PROPERTY TAX ADVISORS LLC (P1633)

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

**Notice Value:** \$1,186,190

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

**Site Number:** 80560466

**Site Name:** VALERO/CIRCLE K

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

**Parcels:** 1

**Primary Building Name:** VALERO/CIRCLE K/06267173

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 2,975

**Net Leasable Area**<sup>+++</sup>: 2,975

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 43,560

**Land Acres**<sup>\*</sup>: 1.0000

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

SUNSHINE BEVERAGE CO

**Primary Owner Address:**

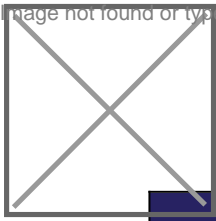
PO BOX 52085 DC-17  
PHOENIX, AZ 85072

**Deed Date:** 1/1/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206255952](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOTAL ROAD RUNNER INC	8/9/1989	00096750000218	0009675	0000218
TRUMAN ARNOLD COMPANIES	5/4/1989	00095900002129	0009590	0002129
TEXAS AMER BANK/DALLAS	1/1/1988	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	\$489,230	\$696,960	\$1,186,190	\$1,140,000
2024	\$253,040	\$696,960	\$950,000	\$950,000
2023	\$168,663	\$696,960	\$865,623	\$865,623
2022	\$316,092	\$435,600	\$751,692	\$751,692
2021	\$289,400	\$435,600	\$725,000	\$725,000
2020	\$278,400	\$435,600	\$714,000	\$714,000

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.