



Address: [4711 TURNER WARNELL RD](#)
City: ARLINGTON
Georeference: A1828-2D02
Subdivision: MEP & PRR CO SURVEY
Neighborhood Code: WH-South Arlington/Mansfield General

Latitude: 32.6094908929
Longitude: -97.1801704012
TAD Map: 2096-340
MAPSCO: TAR-109W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEP & PRR CO SURVEY
Abstract 1828 Tract 2D2 & 2F2

| | |
|---|---|
| Jurisdictions: | Site Number: 80582753 |
| CITY OF ARLINGTON (024) | Site Name: INDUSTRIAL HYDRAULICS OF TEXAS |
| TARRANT COUNTY (220) | Site Class: WHStorage - Warehouse-Storage |
| TARRANT COUNTY HOSPITAL (224) | Parcels: 1 |
| TARRANT COUNTY COLLEGE (225) | Primary Building Name: INDUSTRIAL HYDRAULICS OF TEXAS / 06450601 |
| MANSFIELD ISD (908) | State Code: F1 |
| State Code: F1 | Primary Building Type: Commercial |
| Year Built: 1980 | Gross Building Area +++ : 5,000 |
| Personal Property Account: N/A | Net Leasable Area +++ : 5,000 |
| Agent: None | Percent Complete: 100% |
| Notice Sent Date: 5/1/2025 | Land Sqft * : 30,056 |
| Notice Value: \$490,000 | Land Acres * : 0.6899 |
| 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: | Deed Date: 7/23/2015 |
| RABIE AHMAD | Deed Volume: |
| RABIE ZOYLA | Deed Page: |
| ENTRUST PROPERTIES INC | Instrument: D215168235 |
| Primary Owner Address: | |
| PO BOX 1421 | |
| CEDAR HILL, TX 75106 | |

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|----------|----------------------------|-------------|-----------|
| ENTRUST PROP & CHANNEL HOLDING | 9/1/2009 | D209243752 | 0000000 | 0000000 |
| GENE SHELDON ENTERPRISES INC | 8/9/1990 | 00100100002183 | 0010010 | 0002183 |

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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$450,927 | \$39,073 | \$490,000 | \$372,652 |
| 2024 | \$271,470 | \$39,073 | \$310,543 | \$310,543 |
| 2023 | \$235,613 | \$39,073 | \$274,686 | \$274,686 |
| 2022 | \$235,613 | \$39,073 | \$274,686 | \$274,686 |
| 2021 | \$259,658 | \$15,028 | \$274,686 | \$274,686 |
| 2020 | \$259,658 | \$15,028 | \$274,686 | \$274,686 |

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.