



Address: [4600 S COOPER ST](#)
City: ARLINGTON
Georeference: 1620-2-1
Subdivision: BARDIN FARMS ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6706735449
Longitude: -97.1369934666
TAD Map: 2108-364
MAPSCO: TAR-096P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BARDIN FARMS ADDITION
Block 2 Lot 1

| | |
|---|--|
| Jurisdictions: | Site Number: 80591949 |
| CITY OF ARLINGTON (024) | Site Name: CHAMAS DE BRAZIL |
| TARRANT COUNTY (220) | Site Class: FSRest - Food Service-Full Service Restaurant |
| TARRANT COUNTY HOSPITAL (224) | Parcels: 3 |
| TARRANT COUNTY COLLEGE (225) | Primary Building Name: GROUND LEASE CHAMAS DO BRAZIL / 06592252 |
| ARLINGTON ISD (901) | State Code: F1 |
| State Code: F1 | Primary Building Type: Commercial |
| Year Built: 1993 | Gross Building Area +++ : 0 |
| Personal Property Account: N/A | Net Leasable Area +++ : 0 |
| Agent: P E PENNINGTON & CO INC (80951) | Percent Complete: 100% |
| Notice Sent Date: 5/1/2025 | Land Sqft * : 15,855 |
| Notice Value: \$1,000 | Land Acres * : 0.3639 |
| 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:
BARDIN CFM LLC
Primary Owner Address:
2227 VANTAGE ST
DALLAS, TX 75207

Deed Date: 7/14/2021
Deed Volume:
Deed Page:
Instrument: [D221202769](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| BPP-1 LLC | 9/13/2018 | D218205230 | | |
| | 9/13/2018 | D218205230 | | |
| BRIXMOR HOLDINGS 1 SPE LLC | 8/14/2014 | D214217658 | | |
| CENTRO NP HOLDINGS I SPE LLC | 8/15/2007 | D207307439 | 0000000 | 0000000 |
| CA NEW PLAN ASSET PRTNRSHP IV | 7/1/2003 | D203278817 | 0017007 | 0000077 |
| EXCEL REALTY TRUST-TX LP | 9/29/1997 | 00129370000354 | 0012937 | 0000354 |
| ARLINGTON TEXAS JV | 12/17/1991 | 00105240002174 | 0010524 | 0002174 |
| KMART CORP | 1/1/1991 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0 | \$1,000 | \$1,000 | \$1,000 |
| 2024 | \$0 | \$1,000 | \$1,000 | \$1,000 |
| 2023 | \$0 | \$1,000 | \$1,000 | \$1,000 |
| 2022 | \$0 | \$1,000 | \$1,000 | \$1,000 |
| 2021 | \$0 | \$1,000 | \$1,000 | \$1,000 |
| 2020 | \$0 | \$94,337 | \$94,337 | \$94,337 |

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.