



Address: [1681 WET N WILD WAY](#)
City: ARLINGTON
Georeference: 31159--19B
Subdivision: O'NEAL, W ADDITION
Neighborhood Code: RET-Arlington Entertainment District

Latitude: 32.7604494065
Longitude: -97.0857235003
TAD Map: 2126-396
MAPSCO: TAR-069Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: O'NEAL, W ADDITION Lot 19B

Jurisdictions:

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

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: BLACKWELL & DUNCAN (05602)

Notice Sent Date: 4/15/2025

Notice Value: \$40,000

Protest Deadline Date: 5/31/2024

Site Number: 80658822

Site Name: 80658822

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area+++ : 0

Net Leasable Area+++ : 0

Percent Complete: 0%

Land Sqft* : 4,000

Land Acres* : 0.0918

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:

FMG ENT LLC

Primary Owner Address:

801 S BURLESON BLVD
BURLESON, TX 76028

Deed Date: 12/8/2016

Deed Volume:

Deed Page:

Instrument: [D216288043](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AUTO COMPANY XII INC	5/1/2013	D213113777	0000000	0000000
1661 WET N' WILD WAY LLC	11/25/2009	D209324285	0000000	0000000
DON DAVIS PROPERTY CO LTD	10/21/1994	00117780000244	0011778	0000244
IMPERIAL ENERGY & INV INC	1/1/1993	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	\$40,000	\$40,000	\$40,000
2024	\$0	\$40,000	\$40,000	\$40,000
2023	\$0	\$40,000	\$40,000	\$40,000
2022	\$0	\$40,000	\$40,000	\$40,000
2021	\$0	\$40,000	\$40,000	\$40,000
2020	\$0	\$40,000	\$40,000	\$40,000

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.