



**Address:** [1151 W IH 20](#)  
**City:** ARLINGTON  
**Georeference:** 31743J-A-2  
**Subdivision:** PARKS RETAIL CENTER ADDN, THE  
**Neighborhood Code:** Food Service General

**Latitude:** 32.6780301619  
**Longitude:** -97.1261443726  
**TAD Map:** 2114-368  
**MAPSCO:** TAR-096L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKS RETAIL CENTER ADDN,  
THE Block A Lot 2

**Jurisdictions:**

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

**Site Number:** 80651186

**Site Name:** OUTBACK STEAKHOUSE

**Site Class:** FSRest - Food Service-Full Service Restaurant

**Parcels:** 1

**Primary Building Name:** OUTBACK STEAKHOUSE / 06621473

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 6,400

**Net Leasable Area<sup>+++</sup>:** 6,400

**State Code:** F1

**Year Built:** 1993

**Personal Property Account:** [10230076](#)

**Percent Complete:** 100%

**Agent:** MERITAX ADVISORS LLC (00604)

**Notice Sent Date:** 5/1/2025

**Land Sqft<sup>\*</sup>:** 90,230

**Notice Value:** \$2,221,538

**Land Acres<sup>\*</sup>:** 2.0713

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

**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:**

801 ARLINGTON OB LLC

**Primary Owner Address:**

2202 N WEST SHORE BLVD 4TH FLOOR  
TAMPA, FL 33607

**Deed Date:** 12/22/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216302455](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEW PRIVATE RESTAURANT PROP	3/27/2012	<a href="#">D212079262</a>	0000000	0000000
PRIVATE RESTAURANT PROPERTIES	6/14/2007	<a href="#">D207267912</a>	0000000	0000000
OUTBACK STEAKHOUSE OF FLORIDA	9/2/1993	00112210000877	0011221	0000877
PARKS ARLINGTON LTD	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 <sup>+</sup>
2025	\$1,138,778	\$1,082,760	\$2,221,538	\$2,221,538
2024	\$1,067,240	\$1,082,760	\$2,150,000	\$2,150,000
2023	\$1,067,240	\$1,082,760	\$2,150,000	\$2,150,000
2022	\$1,049,917	\$1,082,760	\$2,132,677	\$2,132,677
2021	\$1,017,240	\$1,082,760	\$2,100,000	\$2,100,000
2020	\$1,017,240	\$1,082,760	\$2,100,000	\$2,100,000

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.