



**Address:** [1923 E PARK ROW DR](#)  
**City:** ARLINGTON  
**Georeference:** 18360-5-13D  
**Subdivision:** HILLCREST PARK ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7212615302  
**Longitude:** -97.0783394623  
**TAD Map:** 2126-380  
**MAPSCO:** TAR-083R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILLCREST PARK ADDITION  
Block 5 Lot 13D

**Jurisdictions:**

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

**State Code:** F1

**Year Built:** 1988

**Personal Property Account:** [14843507](#)

**Agent:** CANDACE RUBIN (09591)

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

**Notice Value:** \$188,902

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

**Site Number:** 800042038

**Site Name:** CRUDOLANDIA MICHELADAS Y BOTANAS

**Site Class:** FSFastFood - Food Service-Fast Food Restaurant

**Parcels:** 1

**Primary Building Name:** CHURCHS CHICKEN / 06908012

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 504

**Net Leasable Area<sup>+++</sup>:** 504

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,997

**Land Acres<sup>\*</sup>:** 0.3442

**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:**

4620 FLORES LLC

**Primary Owner Address:**

1207 ELDORADO AVE  
DALLAS, TX 75208

**Deed Date:** 6/12/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220137999](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARIAH GROUP LTD	2/6/1997	00126770000214	0012677	0000214
BEELAR ERIC B TR	2/5/1997	00126770000212	0012677	0000212
BEELER ERIC B	1/1/1996	000000000000000	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	\$128,914	\$59,988	\$188,902	\$168,000
2024	\$80,012	\$59,988	\$140,000	\$140,000
2023	\$74,772	\$59,988	\$134,760	\$134,760
2022	\$74,772	\$59,988	\$134,760	\$134,760
2021	\$70,492	\$59,988	\$130,480	\$130,480
2020	\$71,228	\$59,988	\$131,216	\$131,216

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.