



Address: [7812 S COOPER ST](#)
City: ARLINGTON
Georeference: 17275--25R
Subdivision: HARRIS, T O ADDITION
Neighborhood Code: Self Storage General

Latitude: 32.6190580346
Longitude: -97.1396591856
TAD Map: 2108-344
MAPSCO: TAR-110P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HARRIS, T O ADDITION Lot 25R

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: F1

Year Built: 1998

Personal Property Account: [14724796](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$6,458,754

Protest Deadline Date: 5/31/2024

Site Number: 80830137

Site Name: MINI U SELF STORAGE

Site Class: MW - Warehouse-Self Storage

Parcels: 1

Primary Building Name: SELF STORAGE / 40012948

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 89,801

Net Leasable Area⁺⁺⁺: 89,801

Percent Complete: 100%

Land Sqft^{*}: 238,303

Land Acres^{*}: 5.4706

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:

ARLINGTON MINI U STORAGE LLC

Primary Owner Address:

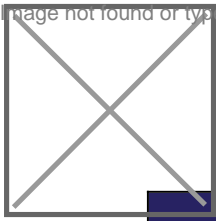
4675 MACARTHUR CT STE 1400
NEWPORT BEACH, CA 92660

Deed Date: 12/21/2017

Deed Volume:

Deed Page:

Instrument: [D217297457](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARVEY STORAGE LLC	8/31/2005	D205262189	0000000	0000000
KEEP SAFE RV STORAGE LTD	4/25/2003	00166850000177	0016685	0000177
CUNNINGHAM JERRY	1/1/2002	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	\$6,041,724	\$417,030	\$6,458,754	\$6,458,754
2024	\$5,237,103	\$417,030	\$5,654,133	\$5,654,133
2023	\$4,813,033	\$417,030	\$5,230,063	\$5,230,063
2022	\$4,283,154	\$417,030	\$4,700,184	\$4,700,184
2021	\$3,882,970	\$417,030	\$4,300,000	\$4,300,000
2020	\$3,882,970	\$417,030	\$4,300,000	\$4,300,000

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.