



**Address:** [2718 W DIVISION ST](#)  
**City:** ARLINGTON  
**Georeference:** 14850-3-3  
**Subdivision:** FRUITVALE ACRES ADDITION  
**Neighborhood Code:** RET-Arlington/Centreport General

**Latitude:** 32.7356574875  
**Longitude:** -97.1523866552  
**TAD Map:** 2102-388  
**MAPSCO:** TAR-081M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FRUITVALE ACRES ADDITION  
Block 3 Lot 3

**Jurisdictions:**

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

**State Code:** F1

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$925,898

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

**Site Number:** 80831974

**Site Name:** STRIP CENTER / MT

**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center

**Parcels:** 1

**Primary Building Name:** STRIP CENTER / 40013189

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 3,957

**Net Leasable Area**<sup>+++</sup>: 3,957

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 17,380

**Land Acres**<sup>\*</sup>: 0.3989

**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:**

LHOTSE INVESTMENTS LLC

**Primary Owner Address:**

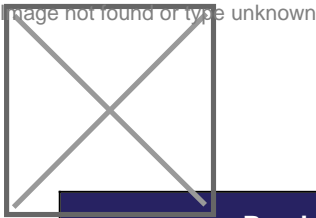
2841 SENDERO  
GRAND PRAIRIE, TX 75054

**Deed Date:** 7/1/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224116795](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PETSCHE COMMERCIAL PROPERTIES LLC	4/30/2024	<a href="#">D224116794</a>		
MILLENTRY LLC	11/22/2013	<a href="#">D213303579</a>	0000000	0000000
SONI SURENDRA	1/1/2002	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	\$873,758	\$52,140	\$925,898	\$925,898
2024	\$454,356	\$52,140	\$506,496	\$506,496
2023	\$430,614	\$52,140	\$482,754	\$482,754
2022	\$422,860	\$52,140	\$475,000	\$475,000
2021	\$422,860	\$52,140	\$475,000	\$475,000
2020	\$447,860	\$52,140	\$500,000	\$500,000

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.