Tarrant Appraisal District Property Information | PDF Account Number: 40647595

Latitude: 32.7510002567 Longitude: -97.0978376012 **TAD Map:** 2120-392 MAPSCO: TAR-083B



City: Georeference: 27060-5-2R1 Subdivision: MURRAY ESTATES ADDITION Neighborhood Code: RET-Arlington Entertainment District

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LOCATION

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

PROPERTY DATA

Legal Description: MURRAY ESTATES ADDITION Block 5 Lot 2R1 Jurisdictions: CITY OF ARLINGTON (024) TARRANT COUNTY (220) **TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** ARLINGTON ISD (901) State Code: F1 Year Built: 2004 Personal Property Account: Multi Agent: POPP HUTCHESON PLLC (09252) Notice Sent Date: 5/1/2025 Notice Value: \$3,786,240 Protest Deadline Date: 5/31/2024

Site Number: 80864823 Site Name: WALGREENS Site Class: RETPharm - Retail-Pharmacy Parcels: 1 Primary Building Name: WALGREENS / 40647595 Primary Building Type: Commercial Gross Building Area+++: 15,776 Net Leasable Area+++: 15,776 Percent Complete: 100% Land Sqft*: 63,772 Land Acres*: 1.4640 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

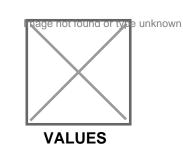
Current Owner:

ALTA STANDARD ONE LLC WASHINGTON & CLYDE LLC

Primary Owner Address: PO BOX 1159 DEERFIELD, IL 60015

Deed Date: 8/10/2020 **Deed Volume: Deed Page:** Instrument: D220196138

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCP REAL ESTATE HOLDINGS LLC	9/10/2014	D214200244		
1108 NORTH COLLINS ASSOC LTD	1/1/2004	000000000000000000000000000000000000000	000000	0000000



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$1,873,080	\$1,913,160	\$3,786,240	\$2,592,468
2024	\$247,230	\$1,913,160	\$2,160,390	\$2,160,390
2023	\$167,185	\$1,913,160	\$2,080,345	\$2,080,345
2022	\$167,185	\$1,913,160	\$2,080,345	\$2,080,345
2021	\$804,905	\$1,275,440	\$2,080,345	\$2,080,345
2020	\$932,449	\$1,147,896	\$2,080,345	\$2,080,345

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.