



Address: [1400 N COLLINS ST](#)
City: ARLINGTON
Georeference: 33340--3R2A
Subdivision: RAGAN, G W ADDITION
Neighborhood Code: RET-Arlington Entertainment District

Latitude: 32.7574994104
Longitude: -97.0993553733
TAD Map: 2120-396
MAPSCO: TAR-069X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RAGAN, G W ADDITION Lot 3R2A

Jurisdictions:

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

State Code: F1

Year Built: 1982

Personal Property Account: Multi

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$34,279,520

Protest Deadline Date: 5/31/2024

Site Number: 80873701

Site Name: LINCOLN SQUARE SHOPPING DIST

Site Class: RETCommunity - Retail-Community Shopping Center

Parcels: 5

Primary Building Name: TGI FRIDAYS / 41583086

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 358,393

Net Leasable Area⁺⁺⁺: 357,160

Percent Complete: 100%

Land Sqft^{*}: 1,374,298

Land Acres^{*}: 31.5495

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:

LS TDMK LLC

Primary Owner Address:

1701 RIVER RUN SUITE 500
FORT WORTH, TX 76107

Deed Date: 10/28/2022

Deed Volume:

Deed Page:

Instrument: [D222259580](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRE RC LINCOLN SQUARE TX LP	5/24/2016	D216113022		
LINCOLN SQUARE RC RIOCAN LP	4/13/2016	D216076978		
LINCOLN SQUARE DUNHILL LP	1/1/2012	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 ⁺
2025	\$17,787,944	\$16,491,576	\$34,279,520	\$34,279,520
2024	\$17,610,872	\$16,491,576	\$34,102,448	\$34,102,448
2023	\$17,610,872	\$16,491,576	\$34,102,448	\$34,102,448
2022	\$22,283,184	\$16,491,576	\$38,774,760	\$38,774,760
2021	\$23,482,633	\$16,491,576	\$39,974,209	\$39,974,209
2020	\$28,908,424	\$16,491,576	\$45,400,000	\$45,400,000

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.