



Address: [3970 N COLLINS ST](#)
City: ARLINGTON
Georeference: 45261H-1-3
Subdivision: WATERS EDGE AT VIRIDIAN
Neighborhood Code: RET-Arlington/Centreport General

Latitude: 32.796437572
Longitude: -97.0982656558
TAD Map: 2120-408
MAPSCO: TAR-096B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERS EDGE AT VIRIDIAN
Block 1 Lot 3

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
VIRIDIAN MUNICIPAL MGMT DIST (420)
VIRIDIAN PID #1 (625)
HURST-EULESS-BEDFORD ISD (916)

State Code: F1

Year Built: 2022

Personal Property Account: Multi

Agent: JAMES A RYFFEL (00246)

Notice Sent Date: 4/15/2025

Notice Value: \$3,258,943

Protest Deadline Date: 6/17/2024

Site Number: 800041663

Site Name: 3970 N COLLINS ST

Site Class: RETNBHD - Retail-Neighborhood Shopping Center

Parcels: 1

Primary Building Name: 3970 N COLLINS / 42505478

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 13,392

Net Leasable Area⁺⁺⁺: 13,392

Percent Complete: 100%

Land Sqft^{*}: 82,328

Land Acres^{*}: 1.8900

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:

WATERS EDGE 22 LLC

Primary Owner Address:

2500 NE GREEN OAKS BLVD STE 200
ARLINGTON, TX 76006

Deed Date: 4/12/2022

Deed Volume:

Deed Page:

Instrument: [D222099605](#)

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	\$2,600,316	\$658,627	\$3,258,943	\$2,763,458
2024	\$1,644,255	\$658,627	\$2,302,882	\$2,302,882
2023	\$1,650,255	\$658,627	\$2,308,882	\$2,308,882
2022	\$0	\$329,313	\$329,313	\$329,313
2021	\$0	\$246,985	\$246,985	\$246,985
2020	\$0	\$246,985	\$246,985	\$246,985

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.