



**Address:** [4620 S COOPER ST](#)  
**City:** ARLINGTON  
**Georeference:** 1620-1-1R1R-10  
**Subdivision:** BARDIN FARMS ADDITION  
**Neighborhood Code:** RET-The Parks/Highlands

**Latitude:** 32.6736207156  
**Longitude:** -97.1390452739  
**TAD Map:** 2108-364  
**MAPSCO:** TAR-096P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BARDIN FARMS ADDITION  
Block 1 Lot 1R1R1

**Jurisdictions:**

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

**State Code:** F1

**Year Built:** 2015

**Personal Property Account:** [14844317](#)

**Agent:** RYAN LLC (00320)

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

**Notice Value:** \$10,154,050

**Protest Deadline Date:** 6/17/2024

**Site Number:** 800046967

**Site Name:** WINCO

**Site Class:** RETSuperMkt - Retail-Grocery/Supermarket

**Parcels:** 1

**Primary Building Name:** WINCO / 42564695

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 85,598

**Net Leasable Area<sup>+++</sup>:** 85,598

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 309,663

**Land Acres<sup>\*</sup>:** 7.1090

**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:**

GREGORY R MELANSON REVOCABLE TRUST

**Primary Owner Address:**

650 N ARMSTRONG PL  
BOISE, ID 83704

**Deed Date:** 10/9/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219231206](#)

## 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	\$7,986,409	\$2,167,641	\$10,154,050	\$10,154,050
2024	\$7,097,359	\$2,167,641	\$9,265,000	\$9,265,000
2023	\$6,982,359	\$2,167,641	\$9,150,000	\$9,150,000
2022	\$6,982,359	\$2,167,641	\$9,150,000	\$9,150,000
2021	\$6,982,359	\$2,167,641	\$9,150,000	\$9,150,000
2020	\$7,044,359	\$2,167,641	\$9,212,000	\$9,212,000

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.