



Address: [3951 S COOPER ST](#)
City: ARLINGTON
Georeference: 23575-A-14
Subdivision: LANE, C T ADDITION
Neighborhood Code: RET-The Parks/Highlands

Latitude: 32.6815236764
Longitude: -97.1330275959
TAD Map: 2108-368
MAPSCO: TAR-096K



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

PROPERTY DATA

Legal Description: LANE, C T ADDITION Block A
Lot 14

Jurisdictions:

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

State Code: F1

Year Built: 2000

Personal Property Account: [11044705](#)

Agent: K E ANDREWS & COMPANY (00175)

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

Site Number: 80651046

Site Name: JARED

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: JAREDS / 06623158

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 5,700

Net Leasable Area⁺⁺⁺: 5,700

Percent Complete: 100%

Land Sqft^{*}: 83,604

Land Acres^{*}: 1.9192

Pool: N



OWNER INFORMATION

Current Owner:

HOVY EDUARD
NARIYAMA-HOVY SHIGEKO

Primary Owner Address:

16 RATHDOWNE ST CARLTON VIC
3053, AUSTRALIA

Deed Date: 11/12/2020

Deed Volume:

Deed Page:

Instrument: [D220305355](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHRISTOPHER S CARROLL # 1 LTD	6/20/2015	D196104012		
750 ADAMS PLACE LLC	6/19/2015	D215132626		
CHRISTOPHER CARROLL #1 LTD	5/28/1996	00123830001352	0012383	0001352
MODERNAGE INC	6/14/1993	00111050001758	0011105	0001758
WATKINS RUBY	1/1/1993	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$502,982	\$1,003,248	\$1,506,230	\$1,506,230
2023	\$496,752	\$1,003,248	\$1,500,000	\$1,500,000
2022	\$436,752	\$1,003,248	\$1,440,000	\$1,440,000
2021	\$396,752	\$1,003,248	\$1,400,000	\$1,400,000
2020	\$541,444	\$792,556	\$1,334,000	\$1,334,000

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.