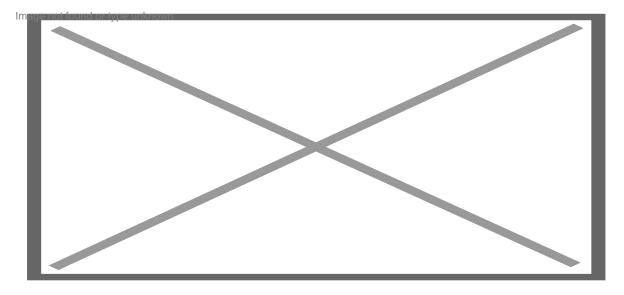


Tarrant Appraisal District Property Information | PDF Account Number: 41589580

Address: 2160 E LAMAR BLVD

City: ARLINGTON Georeference: 44714D-1-1A Subdivision: VILLAGE AT BALLPARK ADDN Neighborhood Code: MED-North Arlington General Latitude: 32.76081 Longitude: -97.0737 TAD Map: 2126-396 MAPSCO: TAR-070W





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

PROPERTY DATA

| Legal Description: VILLAGE AT BAL Block 1 Lot 1A | LPARK ADDN | | | |
|---|---|--|--|--|
| | Site Number: 80879469 Site Name: CONCENTRA URGENT CARE Site Class: MEDSurgery - Medical-Outpatient Surgery Center | | | |
| TARRANT COUNTY COLLEGE (225 Parcels: 1 | | | | |
| ARLINGTON ISD (901) | Primary Building Name: CONCENTRA URGENT CARE / 41589580 | | | |
| State Code: F1 | Primary Building Type: Commercial | | | |
| Year Built: 2012 | Gross Building Area ⁺⁺⁺ : 9,500 | | | |
| Personal Property Account: 1430782 Net Leasable Area +++: 9,500 | | | | |
| Agent: JAMES A RYFFEL (00246) Protest Deadline Date: 5/15/2025 | Percent Complete: 100% Land Sqft [*] : 46,988 | | | |
| +++ Rounded. | Land Acres [*] : 1.0787 | | | |
| * This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed System Coloulated | Pool: N | | | |

Computed, System, Calculated.





OWNER INFORMATION

Current Owner: VILLAGE AT BALLPARK LLC

Primary Owner Address: 2500 NE GREEN OAK BLVD # 200 ARLINGTON, TX 76006 Deed Date: 1/1/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: 000000000000000

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

| Year | Improvement Market | Land Market | Total Market | Total Appraised |
|------|--------------------|-------------|--------------|-----------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$2,278,562 | \$375,904 | \$2,654,466 | \$2,654,466 |
| 2023 | \$2,278,562 | \$375,904 | \$2,654,466 | \$2,654,466 |
| 2022 | \$2,278,562 | \$375,904 | \$2,654,466 | \$2,654,466 |
| 2021 | \$2,278,562 | \$375,904 | \$2,654,466 | \$2,654,466 |
| 2020 | \$2,278,562 | \$375,904 | \$2,654,466 | \$2,654,466 |

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.