



Account Number: 42290455

Address: 4140 N COLLINS ST

City: ARLINGTON

Georeference: 44730F--3

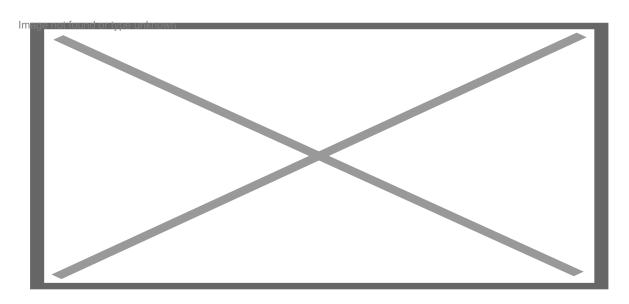
Subdivision: VIRIDIAN PROFESSIONAL OFFICE PARK

Neighborhood Code: MED-North Arlington General

Latitude: 32.802625057 Longitude: -97.0992451858

TAD Map: 2120-412 MAPSCO: TAR-069B





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

PROPERTY DATA

Legal Description: VIRIDIAN PROFESSIONAL

OFFICE PARK Block Lot 3

Jurisdictions:

CITY OF ARLINGTON (024) **TARRANT COUNTY (220)**

Site Number: 800026183 TARRANT COUNTY HOSPITAL (224

TARRANT COUNTY COLLEGE (225)

VIRIDIAN MUNICIPAL MGMT DIST (420) Class: MEDOff - Medical-Office

VIRIDIAN PID #1 (625)

Agent: RYAN LLC (00320)

Site Name: PHYSICAL THERAPY CLINIC

Parcels: 1

HURST-EULESS-BEDFORD ISD (9167 imary Building Name: PHYSICAL THERAPY CLINIC / 42290455

State Code: F1 **Primary Building Type:** Commercial Year Built: 2018 Gross Building Area+++: 5,976

Net Leasable Area+++: 5,976

Percent Complete: 100%

Land Sqft*: 30,448 **Land Acres***: 0.6990

Pool: N

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

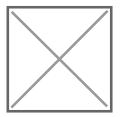
Personal Property Account: Multi

Protest Deadline Date: 5/15/2025

Computed, System, Calculated.

+++ Rounded.

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OWNER INFORMATION

Current Owner:
CONDREY LAND LLC
Primary Owner Address:
201 RIVERSIDE DR
LAKE PROVIDENCE, LA 71254

Deed Date: 7/15/2021

Deed Volume: Deed Page:

Instrument: D221205392

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	\$1,729,412	\$243,588	\$1,973,000	\$1,973,000
2023	\$1,729,412	\$243,588	\$1,973,000	\$1,973,000
2022	\$1,702,212	\$243,588	\$1,945,800	\$1,945,800
2021	\$1,217,489	\$170,511	\$1,388,000	\$1,388,000
2020	\$1,205,489	\$170,511	\$1,376,000	\$1,376,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.