



**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)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- VIRIDIAN MUNICIPAL MGMT DIST (420)
- VIRIDIAN PID #1 (625)
- HURST-EULESS-BEDFORD ISD (910)

**Site Number:** 800026183  
**Site Name:** PHYSICAL THERAPY CLINIC  
**Site Class:** MEDOff - Medical-Office  
**Parcels:** 1  
**Primary Building Name:** PHYSICAL THERAPY CLINIC / 42290455

**State Code:** F1  
**Year Built:** 2018  
**Personal Property Account:** Multi  
**Agent:** RYAN LLC (00320)  
**Protest Deadline Date:** 5/15/2025

**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 5,976  
**Net Leasable Area<sup>+++</sup>:** 5,976  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 30,448  
**Land Acres<sup>\*</sup>:** 0.6990  
**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:**

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 <sup>+</sup>
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.

+ 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.