



Owner Name:

Texas Trust

Vesting:

Trust

Mailing Address:

Po Box 2260, Mansfield, TX 76063-0047

Value Range:

Property Description: A PARCEL OF LAND LOCATED IN THE STATE OF TX, COUNTY OF TARRANT, WITH A SITUS ADDRESS OF 1521 N COOPER ST #400, ARLINGTON TX 76011-5537 C012 CURRENTLY OWNED BY TEXAS TRUST HAVING A TAX ASSESSOR NUMBER OF 06379508 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS HENDERSON, J M ADDITION LOT 27AR2 AND DESCRIBED IN DOCUMENT NUMBER 96547 DATED 5/31/2024 AND RECORDED 6/3/2024.

Last Market Sale

Seller:

Silver Star Cre LLC

Buyer:

Texas Trust

Sale Date:

05/31/2024

Rec Date:

06/03/2024

Sale Price:

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Address	Phone / Email	Est. Amount / Frequency
There is no association data available.				

Property Details - Public Record

Land Use:	Commercial (NEC)	Bedrooms:	Living Area:	124,553 Sq. Ft.	Year Built / Eff:	1985 /
Zoning:		Baths (F / H):	Lot Area:	238,143 Sq. Ft.	Stories:	3
Subdiv / Tct:	Henderson, J M Addition /	Total Rooms: 0	Basement:		Parking Type:	
Style:		Pool:	Cooling:		Garage #:	
Exterior Wall:		Fireplace:	Heating:		Price / Sq. Ft.:	

Open Liens - Current Owner

Owner 1:	Texas Trust	Combined Loan To Value:	N/A
Owner 2:		Estimated Equity:	N/A
		Combined Estimated Loan Balance:	\$233,948,217

Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
There is no open lien data available.							

Involuntary Liens - Current Owner

06/03/2024 through 10/11/2024

Debtor:

Date	Type	Description	Party 1	Party 2	Document #
There is no record found.					

Prior Loan History - Current Owner

Borrower 1:

Borrower 2:

Date	Type	Verified	Amount	Lender	Borrower	Loan Type	Type / Term
There is no loan history data available.							

Transfers & Conveyances - Current Owner

Date	Document	Verified	Type	From	To	Amount
06/03/2024	Deed Transfer		Resale	Silver Star Cre LLC	Texas Trust Credit Union	

Ownership History (Full Value Transfers) - All Owners

Date	Document	Verified	Type	Seller	Buyer	Amount
06/03/2024	Deed Transfer		Resale	Silver Star Cre LLC	Texas Trust Credit Union	
03/28/2024	Deed Transfer		Resale	Hartman Spe LLC	Silver Star Cre LLC	\$159,600,000
10/02/2018	Deed Transfer		Resale	Hartman Skymark Tower LLC	Hartman Spe LLC	\$0
09/02/2015	Deed Transfer		Resale	Csfb Skymark Tower 2007-C2 LLC	Hartman Skymark Tower LLC	\$11,057,500
12/29/2006	Deed Transfer		Resale	US Office Holdings	Arlington Owner Corp	\$12,500,000
12/29/2006	Deed Transfer		Resale	US Office Holdings	Arlington Owner Corp	\$12,500,000
12/31/1996	Deed Transfer		Resale	Amstar Texas Pool Ltd	US Office V LP	

Loan History - Prior Owner

Borrower 1: Silver Star Cre Llc
 Borrower 2:

Date	Type	Verified	Amount	Borrower(s)	Lender	Loan Type	Type / Term	Rate	Document #
03/28/2024	Trust Deed/Mortgage		\$120,000,000	Silver Star Cre LLC	Bsprt Cre Finance, LLC		Est / 2 Years	6.1 20	2024.52721
03/28/2024	Trust Deed/Mortgage		\$15,000,000	Silver Star Cre LLC	Rmwc Silver Star Lending LLC		Est / 2	6.1 20	2024.52990

Tax Status

Tax Authority - Tarrant County

Agency ID:	422200000	Last Updated:	12/08/2023	Status:	Unknown
Tax ID:	00006379508	Type:	County		
Address:	100 E Weatherford St, Fort Worth, TX 76102				

2023 Taxes

Exemption:		Assessed Value:	\$9,500,000
Property Tax:	\$254,384.00	Land Value:	\$2,143,287
		Improvement Value:	\$7,356,713

Delinquent After		Amount
Installment 1		\$254,384.01

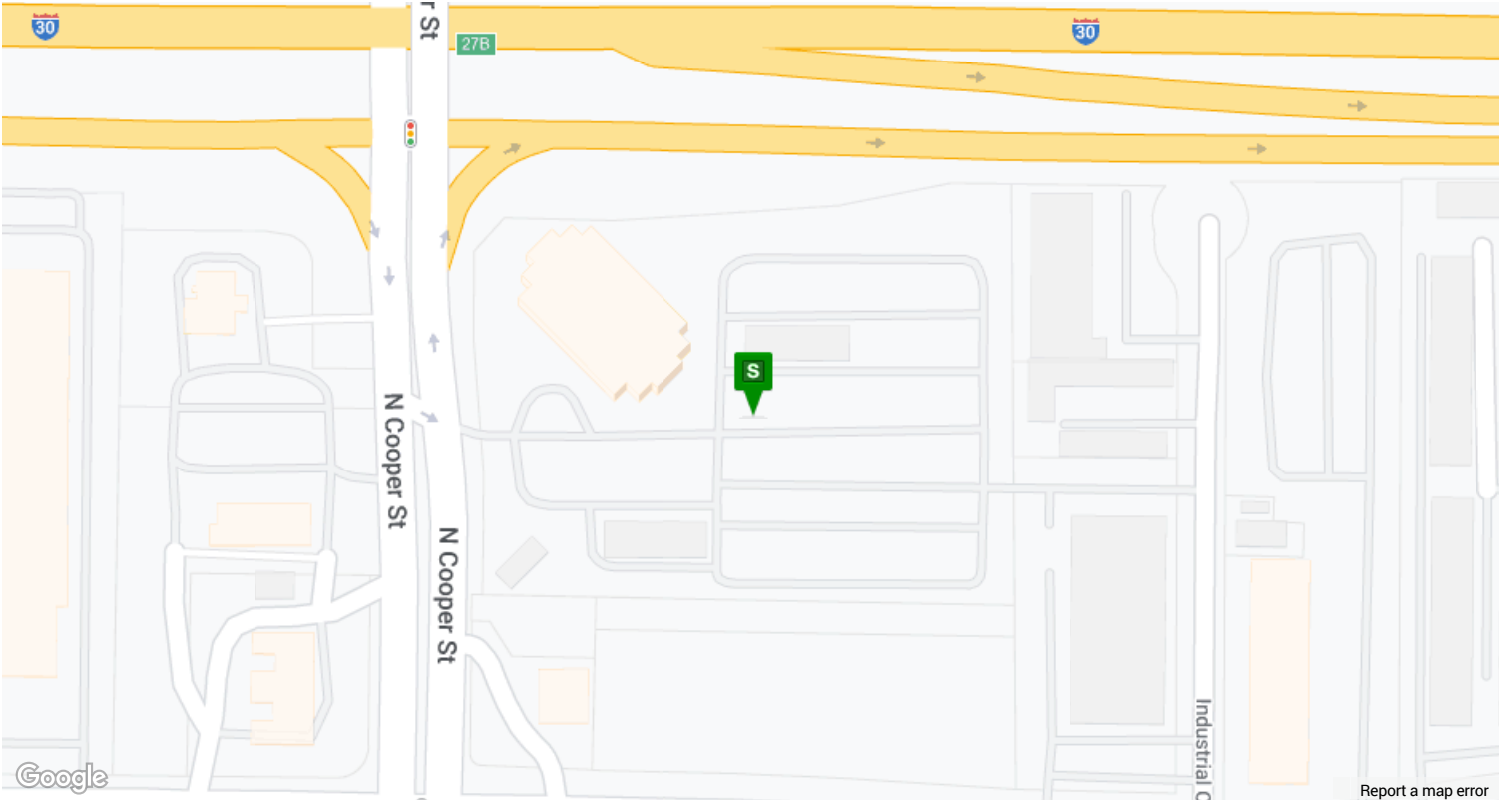
Listing History

1521 N COOPER ST #400, ARLINGTON, TX 76011-5537						
Date	Status	Type	Listed At	Sold For	\$ / Sq. Ft.	Days On Market

There is no listing history data available.

Comparables & Nearby Listings

Subject Property: 1521 N Cooper St #400, Arlington, TX 76011



- Subject Property
- Comparables
- Nearby Listings

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
There is no comparable data available.												

NEARBY LISTINGS												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
There is no nearby listing data available.												

Market Trends - Arlington, TX (76011)

Last 30 Days

Recent trend data for Arlington, TX (76011) indicate months of supply has decreased by 0.33 in the last 30 days, putting upward pressure on prices and if these trends continue show signs of a seller's market.

New Listings

89%

1 Listings

↓

Closed Sales

40%

3 Sales

↓



6 Month Sales Trend

These sales statistics provide a snapshot of sales trends for Arlington, TX (76011). In the last 6 months there were 54 homes sold and the average sale price was \$307K. This 20% increase in sales suggests that there is a relative increase in demand in the market.

Homes Sold

54

20%

Avg. Sold \$

\$307K

6% ↑

Avg. Sold \$ / Sq. Ft.

\$201

5% ↓

Avg. Age

43

0%

6 Month Listing Trend

These listing statistics provide a snapshot of listing trends for Arlington, TX (76011). In the last 6 months there were 86 homes listed for sale and the average list price was \$320K. The average days on market for listings decreased to 62 days from the previous period, which indicates a strengthening market relative to the prior period.

Homes for Sale

86

28% ↑

Avg. List \$

\$320K

3% ↑

Avg. List \$ / Sq. Ft.

\$200

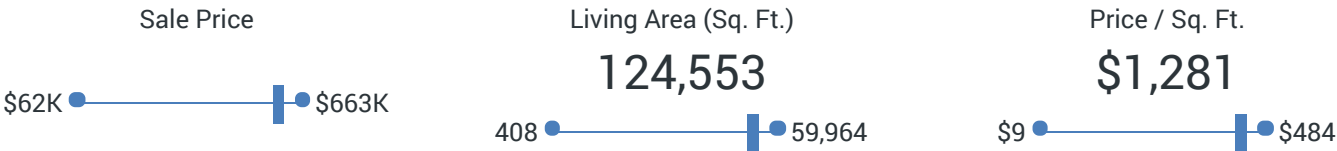
5% ↓


Avg. DOM

62

30% ↓

Subject vs Recently Sold Properties



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