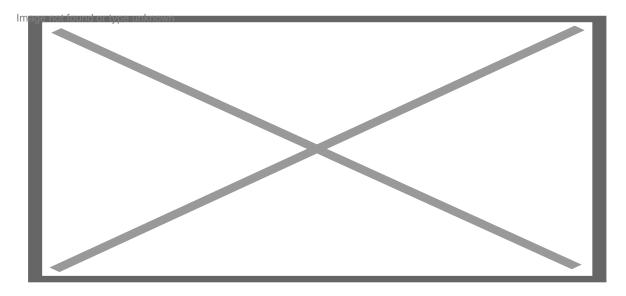


Tarrant Appraisal District Property Information | PDF Account Number: 00273368

Address: 1305 WESTCREST DR

City: ARLINGTON Georeference: 3520-4-21R Subdivision: BRIARWOOD ESTATES-ARLINGTON Neighborhood Code: 1C200G Latitude: 32.7237096132 Longitude: -97.1373575535 TAD Map: 2108-384 MAPSCO: TAR-082P





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

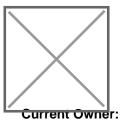
PROPERTY DATA

Legal Description: BRIARWOOD ESTATES-**ARLINGTON Block 4 Lot 21R** Jurisdictions: Site Number: 00273368 CITY OF ARLINGTON (024) Site Name: BRIARWOOD ESTATES-ARLINGTON Block 4 Lot 21R **TARRANT COUNTY (220)** TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 2,062 ARLINGTON ISD (901) State Code: A Percent Complete: 100% Year Built: 1960 Land Sqft*: 17,511 Personal Property Account: N/A Land Acres^{*}: 0.4020 Agent: None Pool: Y 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.

OWNER INFORMATION



Tarrant Appraisal District Property Information | PDF

MENGER CHRISTOPHER MENGER DINAH

Primary Owner Address: 1305 WESTCREST DR ARLINGTON, TX 76013-1535 Deed Date: 1/31/1991 Deed Volume: 0010161 Deed Page: 0001573 Instrument: 00101610001573

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROARK MARTHA	2/24/1986	000000000000000000000000000000000000000	000000	0000000
ROARK WILLIAM F	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$319,397	\$87,511	\$406,908	\$356,051
2023	\$336,341	\$77,511	\$413,852	\$323,683
2022	\$260,259	\$53,584	\$313,843	\$294,257
2021	\$267,900	\$40,000	\$307,900	\$267,506
2020	\$226,891	\$40,000	\$266,891	\$243,187

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

• HOMESTEAD GENERAL 11.13(b)

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.