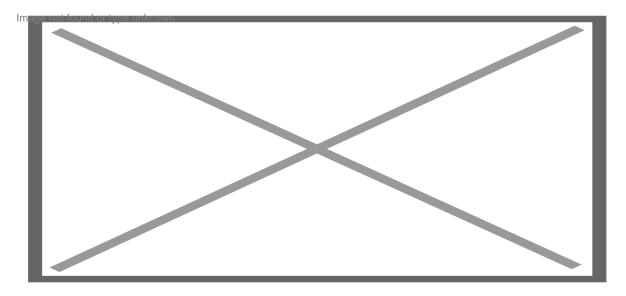


# Tarrant Appraisal District Property Information | PDF Account Number: 00273368

### 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.

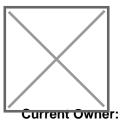
### PROPERTY DATA

#### 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<sup>\*</sup>: 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.