



**Address:** [709 DUGAN ST](#)  
**City:** ARLINGTON  
**Georeference:** 10260--4  
**Subdivision:** DUGAN ADDITION  
**Neighborhood Code:** 1C0100

**Latitude:** 32.7344175294  
**Longitude:** -97.0997364618  
**TAD Map:** 2120-388  
**MAPSCO:** TAR-083K



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

## PROPERTY DATA

**Legal Description:** DUGAN ADDITION Lot 4

**Jurisdictions:**

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON DBID (622)
- ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1946

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 00741116

**Site Name:** DUGAN ADDITION-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 840

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,750

**Land Acres<sup>\*</sup>:** 0.2008

**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:**  
EN LAS ROCAS RANCH LLC  
**Primary Owner Address:**  
PO BOX 10  
BLUFF DALE, TX 76433

**Deed Date:** 9/1/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221012668](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOWLER NANCY BALFOUR-JOINER	8/1/2020	<a href="#">D221012667</a>		
BALFOUR JOHN H III	8/6/2002	00158950000097	0015895	0000097
BALFOUR CECILE M EST	1/14/1995	00120030001802	0012003	0001802
BALFOUR JOHN H JR	12/31/1900	00000000000000	0000000	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$143,799	\$35,000	\$178,799	\$178,799
2023	\$137,925	\$35,000	\$172,925	\$172,925
2022	\$119,178	\$21,875	\$141,053	\$141,053
2021	\$88,938	\$21,875	\$110,813	\$110,813
2020	\$81,978	\$21,875	\$103,853	\$103,853

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.