



**Address:** [1615 TERRACE ST](#)  
**City:** ARLINGTON  
**Georeference:** 41520-1-2  
**Subdivision:** TERRACE HILL ESTATES ADDITION  
**Neighborhood Code:** 1X050F

**Latitude:** 32.7459184716  
**Longitude:** -97.1312579075  
**TAD Map:** 2108-392  
**MAPSCO:** TAR-082C



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

## PROPERTY DATA

**Legal Description:** TERRACE HILL ESTATES  
ADDITION Block 1 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1969

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03101606

**Site Name:** TERRACE HILL ESTATES ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,812

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,000

**Land Acres<sup>\*</sup>:** 0.2066

**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:**

CHU LIFAN

**Primary Owner Address:**

1615 TERRACE ST  
ARLINGTON, TX 76012

**Deed Date:** 10/18/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224116278](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHU MEI-JAN CHOU	6/23/1973	00000000000000	0000000	0000000
CHU LENG;CHU MEIJAN	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*
2025	\$0	\$0	\$0	\$0
2024	\$152,609	\$36,000	\$188,609	\$188,609
2023	\$156,566	\$36,000	\$192,566	\$192,566
2022	\$159,429	\$36,000	\$195,429	\$186,997
2021	\$133,997	\$36,000	\$169,997	\$169,997
2020	\$163,685	\$36,000	\$199,685	\$191,435

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.