



Address: [1603 TERRACE ST](#)
City: ARLINGTON
Georeference: 41520-1-7
Subdivision: TERRACE HILL ESTATES ADDITION
Neighborhood Code: 1X050F

Latitude: 32.7459177125
Longitude: -97.1300383192
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 7

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: 03101657

Site Name: TERRACE HILL ESTATES ADDITION-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,559

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:
GIFFORD STEPHEN KEITH
Primary Owner Address:
1603 TERRACE ST
ARLINGTON, TX 76012

Deed Date: 6/25/2020
Deed Volume:
Deed Page:
Instrument: [D220155494](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAY CHRISTOPHER;GRAY SYLVIA	12/21/2015	D215283933		
BENTLEY ANDRES	5/13/2004	D204148999	0000000	0000000
SEC OF HUD	8/18/2003	D203315531	0017111	0000001
WELLS FARGO HOME MRTG INC	5/6/2003	00166970000207	0016697	0000207
DIR JAMES	5/2/2001	00148780000067	0014878	0000067
PURCELL MELINDA ANN	12/6/1994	00000000000000	0000000	0000000
PURCELL CHRISTOPHER;PURCELL MELI	11/18/1988	00094430001919	0009443	0001919
MURRAY SAVINGS ASSOCIATION	10/6/1987	00091760001454	0009176	0001454
MARTIN GALE B	12/4/1984	00080310002111	0008031	0002111
DANIEL J MEAD	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	\$276,500	\$36,000	\$312,500	\$312,500
2023	\$329,140	\$36,000	\$365,140	\$365,140
2022	\$319,000	\$36,000	\$355,000	\$344,746
2021	\$277,405	\$36,000	\$313,405	\$313,405
2020	\$215,000	\$36,000	\$251,000	\$242,000

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.