



**Address:** [1504 TERRACE ST](#)  
**City:** ARLINGTON  
**Georeference:** 41520-4-2  
**Subdivision:** TERRACE HILL ESTATES ADDITION  
**Neighborhood Code:** 1X050F

**Latitude:** 32.7454855808  
**Longitude:** -97.1281160702  
**TAD Map:** 2114-392  
**MAPSCO:** TAR-082G



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

## PROPERTY DATA

**Legal Description:** TERRACE HILL ESTATES  
ADDITION Block 4 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:** 1964

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 03102025

**Site Name:** TERRACE HILL ESTATES ADDITION-4-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,250

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,025

**Land Acres<sup>\*</sup>:** 0.1842

**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:**

FKH SFR PROPCO B-HLD LP

**Primary Owner Address:**

1850 PARKWAY PL STE 900  
MARIETTA, GA 30067

**Deed Date:** 10/20/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220278338](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERBERUS SFR HOLDINGS LP	2/7/2018	<a href="#">D218031456</a>		
MYLES JAMES	4/29/2011	<a href="#">D211101695</a>	0000000	0000000
SECRETARY OF HUD	7/13/2010	<a href="#">D210195090</a>	0000000	0000000
WELLS FARGO BANK N A	7/6/2010	<a href="#">D210169187</a>	0000000	0000000
HILL GARY	8/2/2006	<a href="#">D206258581</a>	0000000	0000000
GARDNER DEBRA LINN	6/12/1989	00096220000207	0009622	0000207
MGIC REAL EST SERV CORP	1/27/1988	00092090001868	0009209	0001868
BENJAMIN FRANKLIN SAV ASSN	9/1/1987	00090550002380	0009055	0002380
WILLIAMSON BRUCE;WILLIAMSON XANNA	8/8/1983	00075790000039	0007579	0000039
CARL L WAYBOURN	8/1/1983	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	\$264,314	\$32,100	\$296,414	\$296,414
2023	\$277,618	\$32,100	\$309,718	\$309,718
2022	\$282,858	\$32,100	\$314,958	\$314,958
2021	\$180,446	\$32,100	\$212,546	\$212,546
2020	\$180,446	\$32,100	\$212,546	\$212,546

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

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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.