

Account Number: 03102025



Address: 1504 TERRACE ST

City: ARLINGTON

**Georeference:** 41520-4-2

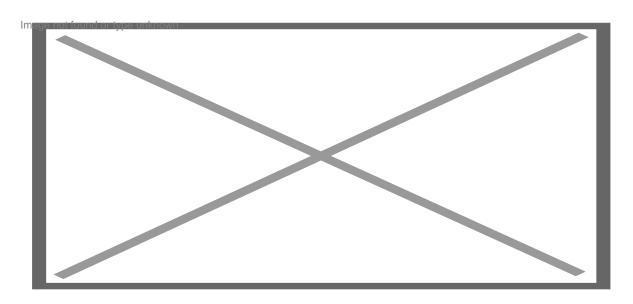
**Subdivision: TERRACE HILL ESTATES ADDITION** 

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+++: 2,250
Percent Complete: 100%

Land Sqft\*: 8,025 Land Acres\*: 0.1842

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

03-21-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	D218031456		
MYLES JAMES	4/29/2011	D211101695	0000000	0000000
SECRETARY OF HUD	7/13/2010	D210195090	0000000	0000000
WELLS FARGO BANK N A	7/6/2010	D210169187	0000000	0000000
HILL GARY	8/2/2006	D206258581	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*
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.

03-21-2025 Page 2

<sup>+</sup> 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.

03-21-2025 Page 3