Tarrant Appraisal District

Property Information | PDF

Account Number: 05584566

Address: 306 S FIELDER RD

City: ARLINGTON

**Georeference:** 42407-1-9

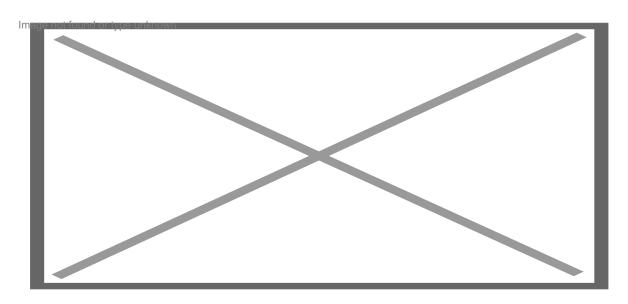
Subdivision: TRACEY ANN TOWNHOUSE ADDITION

Neighborhood Code: A1A010Q

Latitude: 32.7340841448 Longitude: -97.1322047509

**TAD Map:** 2108-388 **MAPSCO:** TAR-082K





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

### PROPERTY DATA

Legal Description: TRACEY ANN TOWNHOUSE

**ADDITION Block 1 Lot 9** 

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 1997

Personal Property Account: N/A

Agent: None

+++ Rounded.

Site Number: 05584566

Site Name: TRACEY ANN TOWNHOUSE ADDITION-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,592
Percent Complete: 100%

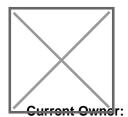
Land Sqft\*: 3,920 Land Acres\*: 0.0899

Pool: N

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

### **OWNER INFORMATION**

03-13-2025 Page 1



ECHEVERRIA LUIS ALBERTO Primary Owner Address: 306 S FIELDER RD ARLINGTON, TX 76013-1738 Deed Date: 3/16/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D210063446

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CITIBANK NA	12/1/2009	D209319838	0000000	0000000
MORTON CYNTHIA A	4/13/2006	D206119682	0000000	0000000
COLSON ROY	4/8/1997	00127390000045	0012739	0000045
COLSON DAVID;COLSON ROY COLSON	9/17/1993	00112660000166	0011266	0000166
WATKINS ANDREA; WATKINS RICHARD C	5/17/1990	00099310000010	0009931	0000010
COLLECTING BANK	4/19/1988	00092560002055	0009256	0002055
FIRST CITY NATL BANK ARL	8/22/1986	00086600001711	0008660	0001711
HURM RALPH G	1/1/1984	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	\$192,143	\$50,000	\$242,143	\$154,553
2023	\$213,255	\$35,000	\$248,255	\$140,503
2022	\$155,855	\$35,000	\$190,855	\$127,730
2021	\$156,617	\$18,000	\$174,617	\$116,118
2020	\$157,379	\$18,000	\$175,379	\$105,562

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

03-13-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



# • 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.

03-13-2025 Page 3