



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

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

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

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.

+ 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.