Account Number: 05804655

Address: 7414 BAY CHASE DR

City: ARLINGTON

Georeference: 12753H-8-1

Subdivision: ENCHANTED BAY ADDITION

Neighborhood Code: 1L0606

Latitude: 32.6768137421 Longitude: -97.2253514861

TAD Map: 2084-364 MAPSCO: TAR-093R





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

PROPERTY DATA

Legal Description: ENCHANTED BAY ADDITION

Block 8 Lot 1

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 1991

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

+++ Rounded.

Site Number: 05804655

Site Name: ENCHANTED BAY ADDITION-8-1 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,634 Percent Complete: 100%

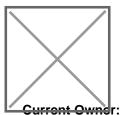
Land Sqft*: 8,221 Land Acres*: 0.1887

Pool: N

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

OWNER INFORMATION

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GAUDET REAL ESTATE LLC

Primary Owner Address:

4104 LOVE BIRD LN

AUSTIN, TX 78730

Deed Date: 1/11/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: D213015444

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------|-------------|-----------|
| RALI 2006-QS15 | 9/4/2012 | D212234211 | 0000000 | 0000000 |
| COLLINS GENE E;COLLINS LENORA J | 6/28/1991 | 00103090001872 | 0010309 | 0001872 |
| STONEWOOD CORP | 5/4/1991 | 00102530001518 | 0010253 | 0001518 |
| ROCK FOREST INC | 5/3/1991 | 00102530001512 | 0010253 | 0001512 |
| COWTOWN LAND CO INC | 3/28/1991 | 00102150001798 | 0010215 | 0001798 |
| EMPIRE OF AMERICA FED SAV BNK | 2/27/1989 | 00095930001607 | 0009593 | 0001607 |
| 1515 CORP | 9/6/1988 | 00093830000052 | 0009383 | 0000052 |
| EXCALIBUR PROPERTIES INC | 4/14/1987 | 00089120002011 | 0008912 | 0002011 |
| 1515 CORPORATION | 6/30/1986 | 00085950001067 | 0008595 | 0001067 |
| ENCHANTED BAY JV | 1/1/1985 | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$366,846 | \$71,250 | \$438,096 | \$438,096 |
| 2023 | \$378,539 | \$71,250 | \$449,789 | \$449,789 |
| 2022 | \$335,326 | \$71,250 | \$406,576 | \$406,576 |
| 2021 | \$255,452 | \$71,250 | \$326,702 | \$326,702 |
| 2020 | \$255,452 | \$71,250 | \$326,702 | \$326,702 |

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

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⁺ 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.

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