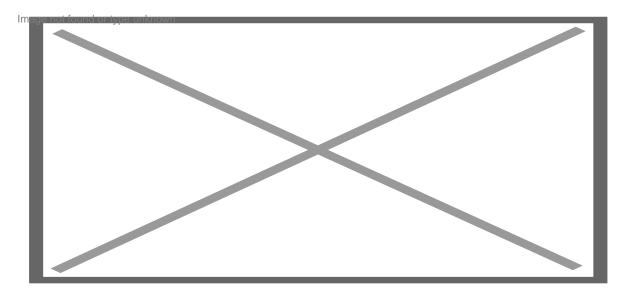


Tarrant Appraisal District Property Information | PDF Account Number: 06952771

Address: 1607 GREEN HILL DR

City: ARLINGTON Georeference: 13549-1-24 Subdivision: FAIRWAY MEADOWS ADDN-ARLINGTON Neighborhood Code: 1S010M Latitude: 32.6874524995 Longitude: -97.0860203695 TAD Map: 2126-368 MAPSCO: TAR-097H





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

PROPERTY DATA

Legal Description: FAIRWAY MEADOWS ADDN-ARLINGTON Block 1 Lot 24

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901) State Code: A

Year Built: 1998 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06952771 Site Name: FAIRWAY MEADOWS ADDN-ARLINGTON-1-24 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,309 Percent Complete: 100% Land Sqft^{*}: 6,534 Land Acres^{*}: 0.1500 Pool: N

+++ Rounded.

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

OWNER INFORMATION



PHAM THANH TU TRAN HANNAH

Primary Owner Address: 6103 TIDEWATER DR ARLINGTON, TX 76018 Deed Date: 11/25/2024 Deed Volume: Deed Page: Instrument: D224213078

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|-----------|-------------------|----------------|--------------|
| PHAM THANH TU;TRAN DANG H;TRAN HANNAH | 3/14/2024 | <u>D224051708</u> | | |
| TRAN DANG H | 6/6/2023 | D223100615 | | |
| NGUYEN TUAN;TRAN DANG H | 8/18/2017 | D217208964 | | |
| BRANSTON PROPERTIES LLC | 5/8/2017 | D217104571 | | |
| HARLAN GERALD;HARLAN RUTH | 6/23/1998 | 00132970000048 | 0013297 | 0000048 |
| IRVING HOMES INC | 7/15/1997 | 00128400000605 | 0012840 | 0000605 |
| MTV INVESTMENTS LTD PRTNSHP | 1/1/1996 | 000000000000000 | 000000 | 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 | \$261,724 | \$58,806 | \$320,530 | \$320,530 |
| 2023 | \$297,933 | \$20,000 | \$317,933 | \$272,250 |
| 2022 | \$279,649 | \$20,000 | \$299,649 | \$247,500 |
| 2021 | \$205,000 | \$20,000 | \$225,000 | \$225,000 |
| 2020 | \$205,000 | \$20,000 | \$225,000 | \$225,000 |

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



Tarrant Appraisal District Property Information | PDF

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.