

Tarrant Appraisal District Property Information | PDF Account Number: 07315740

Address: 7104 DIVANNA CT

City: ARLINGTON Georeference: 23213H-10-25 Subdivision: LAKE PORT VILLAGE ADDITION Neighborhood Code: 1M060A Latitude: 32.6329574104 Longitude: -97.0694563501 TAD Map: 2132-348 MAPSCO: TAR-112J





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

PROPERTY DATA

Legal Description: LAKE PORT VILLAGE ADDITION Block 10 Lot 25

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

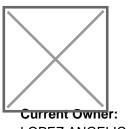
State Code: A

Year Built: 1999 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07315740 Site Name: LAKE PORT VILLAGE ADDITION-10-25 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 3,249 Percent Complete: 100% Land Sqft^{*}: 7,274 Land Acres^{*}: 0.1670 Pool: N

+++ Rounded.

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

OWNER INFORMATION



LOPEZ ANGELICA LOPEZ-ORTIZ JAVIER

Primary Owner Address: 7104 DIVANNA CT ARLINGTON, TX 76002 Deed Date: 2/28/2023 Deed Volume: Deed Page: Instrument: D223035985

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KELLY ARACELI LOYA	1/26/2007	D207038268	000000	0000000
KELLEY MATHEW E	4/10/2000	00143100000437	0014310	0000437
KARUFMAN & BROAD LONE STAR LP	3/15/2000	00142570000266	0014257	0000266
INTERIM FINANCIAL SERV INC	1/1/1999	000000000000000000000000000000000000000	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	\$322,274	\$55,000	\$377,274	\$377,274
2023	\$371,560	\$55,000	\$426,560	\$426,560
2022	\$265,000	\$45,000	\$310,000	\$310,000
2021	\$195,000	\$45,000	\$240,000	\$240,000
2020	\$195,000	\$45,000	\$240,000	\$240,000

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

• 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.