

Tarrant Appraisal District Property Information | PDF Account Number: 07342861

Address: 609 FOSSIL HILL DR

City: ARLINGTON Georeference: 14564-2-5 Subdivision: FOSSIL LAKE ADDITION Neighborhood Code: 1M020G Latitude: 32.6262260262 Longitude: -97.1029329925 TAD Map: 2120-348 MAPSCO: TAR-111P





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

PROPERTY DATA

Legal Description: FOSSIL LAKE ADDITION Block 2 Lot 5

Jurisdictions:

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

State Code: A

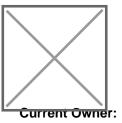
Year Built: 2000 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07342861 Site Name: FOSSIL LAKE ADDITION-2-5 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,459 Percent Complete: 100% Land Sqft*: 6,621 Land Acres*: 0.1519 Pool: N

+++ Rounded.

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

OWNER INFORMATION





GRC40 LLC Primary Owner Address: PO BOX 120121 ARLINGTON, TX 76012 Deed Date: 1/17/2017 Deed Volume: Deed Page: Instrument: D217016894

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ A RODRIGUEZ;MARTINEZ ALBERT	1/30/2012	D212022968	000000	0000000
SECRETARY OF HUD	9/7/2011	D211244102	000000	0000000
CITIMORTAGE INC	9/6/2011	D211229264	000000	0000000
MUNRO ELIZABETH;MUNRO SHANE	1/2/2001	00146890000203	0014689	0000203
CHOICE HOMES INC	8/18/2000	00144860000400	0014486	0000400
WESTCOMM INVESTMENTS LP	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	\$210,000	\$50,000	\$260,000	\$260,000
2023	\$215,000	\$50,000	\$265,000	\$265,000
2022	\$132,000	\$40,000	\$172,000	\$172,000
2021	\$132,001	\$39,999	\$172,000	\$172,000
2020	\$134,001	\$39,999	\$174,000	\$174,000

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

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.