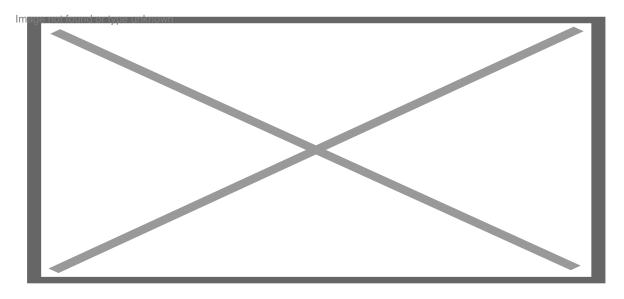


# Tarrant Appraisal District Property Information | PDF Account Number: 40017192

### Address: 5212 S BOWEN RD

City: ARLINGTON Georeference: A 468-4B05 Subdivision: EARLS, ISRAEL SURVEY Neighborhood Code: 1L130A Latitude: 32.6616415748 Longitude: -97.1508492425 TAD Map: 2102-360 MAPSCO: TAR-095V





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

## **PROPERTY DATA**

### Legal Description: EARLS, ISRAEL SURVEY Abstract 468 Tract 4B5

#### Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901)

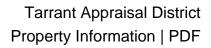
State Code: C1

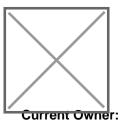
Year Built: 0 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40017192 Site Name: EARLS, ISRAEL SURVEY-4B05 Site Class: C1 - Residential - Vacant Land Parcels: 1 Approximate Size<sup>+++</sup>: 0 Percent Complete: 0% Land Sqft<sup>\*</sup>: 27,007 Land Acres<sup>\*</sup>: 0.6200 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**





TOMA FAHIM M Primary Owner Address: 5212 S BOWEN RD

ARLINGTON, TX 76017-3756

Deed Date: 6/29/2007 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D207232787

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST HORIZON HOME LOAN CORP	11/7/2006	D206351973	000000	0000000
MILLER JOE E	2/7/2005	D205043260	000000	0000000
SUTTON BEVERLY;SUTTON WALTER	10/14/2002	00160780000217	0016078	0000217
EDMINSTON LEON COY	1/1/2002	00072060001051	0007206	0001051

## 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	\$422,670	\$86,264	\$508,934	\$508,934
2023	\$485,098	\$66,264	\$551,362	\$481,493
2022	\$375,325	\$71,190	\$446,515	\$437,721
2021	\$378,589	\$62,000	\$440,589	\$397,928
2020	\$323,848	\$62,000	\$385,848	\$361,753

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.