

# Tarrant Appraisal District Property Information | PDF Account Number: 40380696

### Address: 806 SHEILA DR

City: ARLINGTON Georeference: 47709-K-4 Subdivision: WOODS OF TIMBERLAKE ADDN, THE Neighborhood Code: 1C041C Latitude: 32.7269691004 Longitude: -97.0518282637 TAD Map: 2132-384 MAPSCO: TAR-084Q





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

## **PROPERTY DATA**

### Legal Description: WOODS OF TIMBERLAKE ADDN, THE Block K Lot 4

### Jurisdictions:

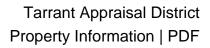
CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901)

State Code: A Year Built: 2004 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40380696 Site Name: WOODS OF TIMBERLAKE ADDN, THE-K-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,422 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,610 Land Acres<sup>\*</sup>: 0.1517 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**





ESPINOZA N ESPINOZA Y MALDONADO

Primary Owner Address: 807 SHEILA DR ARLINGTON, TX 76010-3546 Deed Date: 6/18/2004 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D204197616

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	2/24/2004	D204060411	000000	0000000
ARLINGTON TIMBERLAKE LTD	1/1/2003	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	\$231,164	\$50,000	\$281,164	\$252,700
2023	\$255,423	\$45,000	\$300,423	\$229,727
2022	\$174,424	\$45,000	\$219,424	\$208,843
2021	\$144,857	\$45,000	\$189,857	\$189,857
2020	\$145,538	\$45,000	\$190,538	\$179,592

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.