

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:

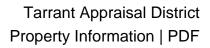
CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901)

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⁺⁺⁺: 1,422 Percent Complete: 100% Land Sqft^{*}: 6,610 Land Acres^{*}: 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.