

LOCATION

Address: [1204 VARACRUZ DR](#)
City: ARLINGTON
Georeference: 47709-D-9
Subdivision: WOODS OF TIMBERLAKE ADDN, THE
Neighborhood Code: 1C041C

Latitude: 32.7246263671
Longitude: -97.0551261746
TAD Map: 2132-384
MAPSCO: TAR-084Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODS OF TIMBERLAKE
 ADDN, THE Block D Lot 9

Jurisdictions:

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

Site Number: 40986969
Site Name: WOODS OF TIMBERLAKE ADDN, THE-D-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,586
Percent Complete: 100%
Land Sqft*: 5,500
Land Acres*: 0.1262

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (09855) N

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

TL PROPERTIES OF NORTH TEXAS LLC, SERIES D

Primary Owner Address:

4009 OLD DENTON RD STE 114-216
 CARROLLTON, TX 75007

Deed Date: 2/5/2015

Deed Volume:

Deed Page:

Instrument: [D215034783](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN LONG;TRAN THUY L NGUYEN	9/24/2013	D213253711	0000000	0000000
NORTHAVEN BUILDERS INC	5/10/2013	D213124968	0000000	0000000
KEN-RAN DEVELOPMENT INC	1/1/2006	0000000000000000	0000000	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$203,200	\$50,000	\$253,200	\$253,200
2023	\$253,337	\$45,000	\$298,337	\$298,337
2022	\$162,586	\$45,000	\$207,586	\$207,586
2021	\$162,586	\$45,000	\$207,586	\$207,586
2020	\$165,207	\$45,000	\$210,207	\$210,207

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.