



**Address:** [717 OVERLEAF WAY](#)  
**City:** ARLINGTON  
**Georeference:** 39762N-C-19  
**Subdivision:** SOUTHWIND MEADOWS  
**Neighborhood Code:** 1M070P

**Latitude:** 32.6017859994  
**Longitude:** -97.0783095181  
**TAD Map:** 2126-336  
**MAPSCO:** TAR-125D



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

## PROPERTY DATA

**Legal Description:** SOUTHWIND MEADOWS Block  
C Lot 19

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800023589

**Site Name:** SOUTHWIND MEADOWS C 19

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,171

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,409

**Land Acres<sup>\*</sup>:** 0.2160

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION



**Current Owner:**

SHRESTHA ABINASH  
SHAH SMITA

**Deed Date:** 5/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222146999](#)

**Primary Owner Address:**

717 OVERLEAF WAY  
ARLINGTON, TX 76002

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESCAMILLA NICOLE M	8/17/2019	<a href="#">D219186506</a>		
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	8/16/2019	<a href="#">D219186505</a>		

**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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$315,000	\$60,000	\$375,000	\$375,000
2023	\$376,511	\$60,000	\$436,511	\$436,511
2022	\$321,662	\$50,000	\$371,662	\$331,166
2021	\$251,060	\$50,000	\$301,060	\$301,060
2020	\$251,690	\$50,000	\$301,690	\$301,690

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.