



Address: [1604 SYLVAN DR](#)
City: ARLINGTON
Georeference: 10105-1-5
Subdivision: DOUBLE Y WOODED ESTATE ADDN
Neighborhood Code: 1X030B

Latitude: 32.7540727689
Longitude: -97.1306954269
TAD Map: 2108-392
MAPSCO: TAR-082C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DOUBLE Y WOODED ESTATE
ADDN Block 1 Lot 5

Jurisdictions:

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

State Code: A

Year Built: 1951

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$477,498

Protest Deadline Date: 5/24/2024

Site Number: 00733369

Site Name: DOUBLE Y WOODED ESTATE ADDN-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,404

Percent Complete: 100%

Land Sqft^{*}: 56,265

Land Acres^{*}: 1.2916

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:

LONGORIO JULANNA JO
PATTERSON WILLIAM GRANT

Primary Owner Address:

1604 SYLVAN DR
ARLINGTON, TX 76012

Deed Date: 5/10/2024

Deed Volume:

Deed Page:

Instrument: [D224084360](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARDONA FLORIA;CARDONA ROBERTO	2/25/2010	D210042876		
CARDONA FLORIA S P	2/25/2010	D210042876	0000000	0000000
SIEVERT ROBERTO CARDONA	2/24/2010	D210042875	0000000	0000000
MURPHY BERNARD;MURPHY CECILE	5/25/1994	D208300959	0000000	0000000
MURPHY BERNARD;MURPHY CECILE TR	5/24/1994	00130240000048	0013024	0000048
MURPHY BERNARD H	12/31/1900	000000000000000	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	\$351,233	\$126,265	\$477,498	\$477,498
2024	\$351,233	\$126,265	\$477,498	\$360,788
2023	\$319,767	\$104,000	\$423,767	\$327,989
2022	\$227,920	\$104,000	\$331,920	\$298,172
2021	\$167,065	\$104,000	\$271,065	\$271,065
2020	\$143,455	\$104,000	\$247,455	\$247,455

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.