



**Address:** [711 DUGAN ST](#)  
**City:** ARLINGTON  
**Georeference:** 10260--3-10  
**Subdivision:** DUGAN ADDITION  
**Neighborhood Code:** 1C0100

**Latitude:** 32.7343415911  
**Longitude:** -97.0995775936  
**TAD Map:** 2120-388  
**MAPSCO:** TAR-083K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DUGAN ADDITION Lot 3 S125'  
LOT 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1946

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00741108

**Site Name:** DUGAN ADDITION-3-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 784

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

EN LAS ROCAS RANCH LLC

**Primary Owner Address:**

PO BOX 10  
BLUFF DALE, TX 76433

**Deed Date:** 9/1/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221012668](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOWLER NANCY BALFOUR-JOINER	8/1/2020	<a href="#">D221012667</a>		
BALFOUR JOHN H III	1/14/2014	<a href="#">D214062897</a>	0000000	0000000
SMITH BYRON K	8/20/1993	00112680000632	0011268	0000632
MCDONALD A L EST	12/31/1900	00000000000000	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 <sup>+</sup>
2025	\$150,465	\$25,000	\$175,465	\$175,465
2024	\$150,465	\$25,000	\$175,465	\$175,465
2023	\$144,971	\$25,000	\$169,971	\$169,971
2022	\$127,183	\$15,625	\$142,808	\$142,808
2021	\$98,419	\$15,625	\$114,044	\$114,044
2020	\$90,718	\$15,625	\$106,343	\$106,343

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.