



Address: [1708 JUSTIN LYN ST](#)
City: ARLINGTON
Georeference: 10368-4-22
Subdivision: DUPLEX SOUTH ADDITION
Neighborhood Code: M1A02N

Latitude: 32.737296685
Longitude: -97.1337826087
TAD Map: 2108-388
MAPSCO: TAR-082F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: DUPLEX SOUTH ADDITION
Block 4 Lot 22

Jurisdictions:

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

State Code: B

Year Built: 1981

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 00743739

Site Name: DUPLEX SOUTH ADDITION-4-22

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 1,650

Percent Complete: 100%

Land Sqft^{*}: 6,336

Land Acres^{*}: 0.1454

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:

FRAIRE & PHAM PROPERTIES LLC
TO HOA

Primary Owner Address:

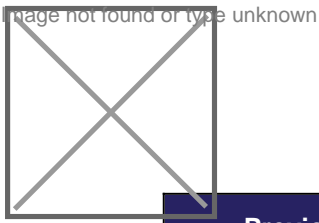
1608 BROWNING DR
ARLINGTON, TX 76010

Deed Date: 3/21/2019

Deed Volume:

Deed Page:

Instrument: [D219056952](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATRON PETER A	6/2/2005	D205161970	0000000	0000000
HAMELI ALI Z	10/14/1988	00094110000536	0009411	0000536
MORTGAGE PROPERTY	4/9/1987	00089220002140	0008922	0002140
BILL MARTIN & ASSOC INC	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 ⁺
2025	\$182,153	\$12,000	\$194,153	\$194,153
2024	\$215,000	\$12,000	\$227,000	\$227,000
2023	\$205,740	\$12,000	\$217,740	\$217,740
2022	\$169,000	\$12,000	\$181,000	\$181,000
2021	\$138,000	\$12,000	\$150,000	\$150,000
2020	\$139,025	\$10,975	\$150,000	\$150,000

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.