



**Address:** [7304 LAKE PARK CT](#)  
**City:** ARLINGTON  
**Georeference:** 23205-E-13-A  
**Subdivision:** LAKE PARK EST ADDN-ARLINGTON  
**Neighborhood Code:** 1L060C

**Latitude:** 32.6694188365  
**Longitude:** -97.2241334051  
**TAD Map:** 2084-364  
**MAPSCO:** TAR-093R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE PARK EST ADDN-ARLINGTON Block E Lot 13

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01551531

**Site Name:** LAKE PARK EST ADDN-ARLINGTON-E-13-A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,101

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,560

**Land Acres<sup>\*</sup>:** 0.1735

**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:**

MELENDEZ OVIDIO

**Primary Owner Address:**

7304 LAKE PARK CT  
ARLINGTON, TX 76016-5355

**Deed Date:** 5/26/2006

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D206162627](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SERNA MIRIAM J;SERNA THOMAS BAIN	4/22/2002	00156460000033	0015646	0000033
SERNA MIRIAM J	12/15/2000	00146570000541	0014657	0000541
LIAO BEN HWAUN;LIAO THERESA J	3/16/1990	00098730000525	0009873	0000525
TEXAS AMERICAN BANK	2/6/1986	00084510000320	0008451	0000320
HIXSON MARK	7/30/1984	00079040000136	0007904	0000136
FT WORTH SERVICE CONST INC	2/29/1984	00077570000222	0007757	0000222
TOROTEX INV INC	3/14/1983	00074860001404	0007486	0001404
PAMCO 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 <sup>+</sup>
2025	\$329,668	\$55,000	\$384,668	\$384,668
2024	\$329,668	\$55,000	\$384,668	\$384,668
2023	\$307,494	\$55,000	\$362,494	\$362,494
2022	\$278,630	\$55,000	\$333,630	\$333,630
2021	\$256,189	\$55,000	\$311,189	\$311,009
2020	\$227,735	\$55,000	\$282,735	\$282,735

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.