



**Address:** [1309 SAN MARCOS DR](#)  
**City:** ARLINGTON  
**Georeference:** 23440-1-9  
**Subdivision:** LAMAR NORTH ADDITION  
**Neighborhood Code:** 1X110M

**Latitude:** 32.7698602805  
**Longitude:** -97.1262024466  
**TAD Map:** 2114-400  
**MAPSCO:** TAR-068U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAMAR NORTH ADDITION  
Block 1 Lot 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1976

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01580264

**Site Name:** LAMAR NORTH ADDITION-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,780

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,750

**Land Acres<sup>\*</sup>:** 0.2008

**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:**

CHEN SHIUHWEI

ZHENG LAN

**Primary Owner Address:**

2202 BEAR LAKE DR  
EULESS, TX 76039-6057

**Deed Date:** 4/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219078266](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUYNN CARA D;GUYNN GEOFFREY	7/15/2016	<a href="#">D216162861</a>		
MOSELEY-SHERA GREGORY L	8/24/2007	<a href="#">D207313351</a>	0000000	0000000
SPENCER JOHN M SPENC;SPENCER ROBT B	6/12/2003	000000000000000	0000000	0000000
JENNESS JEAN M EST	3/16/1995	00119080000152	0011908	0000152
JEAN M SPENCER FAMILY TRUST	12/28/1983	00077000001209	0007700	0001209
ROBERT B SPENCER	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 <sup>+</sup>
2025	\$173,138	\$50,000	\$223,138	\$223,138
2024	\$214,570	\$50,000	\$264,570	\$264,570
2023	\$243,308	\$50,000	\$293,308	\$293,308
2022	\$200,000	\$50,000	\$250,000	\$250,000
2021	\$162,500	\$50,000	\$212,500	\$212,500
2020	\$162,500	\$50,000	\$212,500	\$212,500

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.