



Address: [1603 TRAILRIDGE DR](#)
City: ARLINGTON
Georeference: 33560-F-8
Subdivision: RANDOL MILL PK GARDEN HOME SUB
Neighborhood Code: 1X020F

Latitude: 32.7579622354
Longitude: -97.1431500238
TAD Map: 2108-396
MAPSCO: TAR-068W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RANDOL MILL PK GARDEN
HOME SUB Block F Lot 8

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: 02323125

Site Name: RANDOL MILL PK GARDEN HOME SUB-F-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,385

Percent Complete: 100%

Land Sqft^{*}: 3,915

Land Acres^{*}: 0.0898

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:

IRVING-HOWARD HOLDINGS LLC

Primary Owner Address:

PO BOX 270337
SAN DIEGO, CA 92198

Deed Date: 3/21/2019

Deed Volume:

Deed Page:

Instrument: [D219061480](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOWARD SHIRLEY FAYE ESTATE;IRVING-HOWARD HOLDINGS LLC	3/20/2019	D219061479		
HOWARD SHIRLEY FAYE ESTATE;IRVING KATHY LYN	2/9/2019	D219037569		
HOWARD DEBRA KAY;HOWARD SHIRLEY FAYE ESTATE	2/8/2019	D219061478		
HOWARD SHIRLEY F	12/29/2000	00146750000167	0014675	0000167
CRANE EDWIN D	12/31/1900	00076310002189	0007631	0002189
DAVIS CARL S	12/30/1900	00061280000496	0006128	0000496

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	\$211,779	\$45,000	\$256,779	\$256,779
2024	\$211,779	\$45,000	\$256,779	\$256,779
2023	\$211,890	\$45,000	\$256,890	\$256,890
2022	\$145,534	\$45,000	\$190,534	\$190,534
2021	\$128,851	\$45,000	\$173,851	\$173,851
2020	\$129,961	\$45,000	\$174,961	\$174,961

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.