



Address: [949 E ARLINGTON AVE](#)
City: FORT WORTH
Georeference: 39640-27-18
Subdivision: SOUTHLAND SUBDIVISION
Neighborhood Code: 1H080B

Latitude: 32.7220531227
Longitude: -97.3162140391
TAD Map: 2054-380
MAPSCO: TAR-077P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHLAND SUBDIVISION
Block 27 Lot 18

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$266,163

Protest Deadline Date: 5/24/2024

Site Number: 02854856
Site Name: SOUTHLAND SUBDIVISION-27-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,662
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
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:
GANDARA ESTRADA ORALIA Y
CUESTAS JOSE A
Primary Owner Address:
949 E ARLINGTON AVE
FORT WORTH, TX 76104

Deed Date: 5/21/2020
Deed Volume:
Deed Page:
Instrument: [D220118966](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMS TEXAS DEVELOPMENT LLC	9/3/2019	D219201114		
PILGRIM REST MISSIONARY BAP CH	6/5/1996	00123930001521	0012393	0001521
NEWTON ADOLPHUS JR	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 ⁺
2025	\$248,163	\$18,000	\$266,163	\$266,163
2024	\$248,163	\$18,000	\$266,163	\$253,749
2023	\$265,828	\$18,000	\$283,828	\$230,681
2022	\$204,997	\$5,000	\$209,997	\$209,710
2021	\$185,645	\$5,000	\$190,645	\$190,645
2020	\$0	\$5,000	\$5,000	\$5,000

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

- 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.