



**Address:** [1312 W PARK ROW DR](#)  
**City:** ARLINGTON  
**Georeference:** 39770-1-2-30  
**Subdivision:** SOUTHWOOD ACRES ADDITION  
**Neighborhood Code:** 1C210A

**Latitude:** 32.7207603437  
**Longitude:** -97.1277885786  
**TAD Map:** 2114-380  
**MAPSCO:** TAR-082Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHWOOD ACRES  
ADDITION Block 1 Lot 2 & E10' LOT 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1949

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02910497

**Site Name:** SOUTHWOOD ACRES ADDITION-1-2-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,237

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 33,000

**Land Acres<sup>\*</sup>:** 0.7575

**Pool:** Y

<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:**

COUTO RICHER

**Primary Owner Address:**

5904 S COOPER ST APT 104-255  
ARLINGTON, TX 76017

**Deed Date:** 2/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222057643](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PFLEGER WADE MARTIN	1/19/2019	<a href="#">D222057642</a>		
PFLEGER REBECCA EST;PFLEGER WADE	10/30/2007	<a href="#">D207395708</a>	0000000	0000000
REED ANN MARIE	1/13/2005	<a href="#">D205020791</a>	0000000	0000000
PETTIT BETTY JEANNE	3/20/1998	00131540000357	0013154	0000357
PETTIT;PETTIT M W JR	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	\$291,638	\$75,760	\$367,398	\$367,398
2024	\$291,638	\$75,760	\$367,398	\$367,398
2023	\$272,761	\$75,760	\$348,521	\$348,521
2022	\$314,350	\$75,760	\$390,110	\$329,228
2021	\$223,538	\$75,760	\$299,298	\$299,298
2020	\$214,318	\$75,760	\$290,078	\$283,786

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.