



Address: [103 WINGREN LN](#)
City: ARLINGTON
Georeference: 39950-7-2
Subdivision: SPRING MEADOWS ADDITION-ARL
Neighborhood Code: 1S010K

Latitude: 32.6853454389
Longitude: -97.1036161821
TAD Map: 2120-368
MAPSCO: TAR-097K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SPRING MEADOWS ADDITION-
ARL Block 7 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$263,198

Protest Deadline Date: 5/24/2024

Site Number: 02926687

Site Name: SPRING MEADOWS ADDITION-ARL-7-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,632

Percent Complete: 100%

Land Sqft^{*}: 7,245

Land Acres^{*}: 0.1663

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:

FRAUSTO JOHN C
FRAUSTO DATA

Primary Owner Address:

103 WINGREN LN
ARLINGTON, TX 76014

Deed Date: 4/24/2017

Deed Volume:

Deed Page:

Instrument: [D217090543](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WSD ENTERPRISES LTD	9/30/2009	D209265490	0000000	0000000
CHIANG WALTER	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	\$197,993	\$65,205	\$263,198	\$263,198
2024	\$197,993	\$65,205	\$263,198	\$254,932
2023	\$195,653	\$60,000	\$255,653	\$231,756
2022	\$156,367	\$60,000	\$216,367	\$210,687
2021	\$131,534	\$60,000	\$191,534	\$191,534
2020	\$122,230	\$60,000	\$182,230	\$181,790

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.