



**Address:** [2805 W MARQUIS CIR](#)  
**City:** ARLINGTON  
**Georeference:** 42140-2-19  
**Subdivision:** TIFFANY PARK ADDITION  
**Neighborhood Code:** 1L060H

**Latitude:** 32.6985793158  
**Longitude:** -97.2004535784  
**TAD Map:** 2090-372  
**MAPSCO:** TAR-094C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIFFANY PARK ADDITION Block  
2 Lot 19

**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:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03133958  
**Site Name:** TIFFANY PARK ADDITION-2-19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,642  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,650  
**Land Acres<sup>\*</sup>:** 0.3133  
**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:**  
RUZICKA ANN R  
**Primary Owner Address:**  
2805 MARQUIS CIR W  
ARLINGTON, TX 76016

**Deed Date:** 5/29/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [DC](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUZICKA ANN R;RUZICKA CALVIN B EST	12/4/1992	00108810000575	0010881	0000575
MOORE QUENTIN L	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$287,131	\$95,000	\$382,131	\$382,131
2024	\$287,131	\$95,000	\$382,131	\$382,131
2023	\$342,318	\$95,000	\$437,318	\$392,198
2022	\$261,544	\$95,000	\$356,544	\$356,544
2021	\$243,617	\$95,000	\$338,617	\$338,617
2020	\$232,161	\$95,000	\$327,161	\$327,161

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

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- 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.