



Address: [1406 VANCOUVER DR](#)
City: ARLINGTON
Georeference: 44520-1-10
Subdivision: VANCOUVER PLACE ADDITION
Neighborhood Code: 1X030D

Latitude: 32.7555821604
Longitude: -97.1165533747
TAD Map: 2114-396
MAPSCO: TAR-068Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VANCOUVER PLACE ADDITION
Block 1 Lot 10

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: \$246,702

Protest Deadline Date: 5/24/2024

Site Number: 03248925

Site Name: VANCOUVER PLACE ADDITION-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,320

Percent Complete: 100%

Land Sqft^{*}: 7,276

Land Acres^{*}: 0.1670

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:

PEREZ JOSE A
PEREZ ALMA GARCIA

Primary Owner Address:

1406 VANCOUVER DR
ARLINGTON, TX 76012-2611

Deed Date: 4/3/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213085071](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KJL FINANCIAL LLC	10/20/2012	D212262208	0000000	0000000
WALKER KATHI	10/10/2007	D208064639	0000000	0000000
KJL FINANCIAL LLC	8/23/2007	D207318586	0000000	0000000
LILLARD KENNETH D	3/30/1995	00119210002365	0011921	0002365
SEC OF HUD	8/5/1994	00117070001803	0011707	0001803
TEMPLE-INLAND MORTGAGE CORP	8/2/1994	00116860000225	0011686	0000225
COTTER BONNIE J;COTTER OMAR L	9/21/1989	00097190000024	0009719	0000024
SECRETARY OF HUD	2/8/1989	00095420001390	0009542	0001390
COUNTRYWIDE FUNDING CORP	2/7/1989	00095120001927	0009512	0001927
GALLAGHER STEVEN M	8/16/1985	00082800001243	0008280	0001243
PERKINS HOWARD L JR;PERKINS SHARON	8/2/1983	00075720001897	0007572	0001897
JAMES BARBARA	12/31/1900	00071240001430	0007124	0001430

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	\$211,702	\$35,000	\$246,702	\$242,616
2024	\$211,702	\$35,000	\$246,702	\$220,560
2023	\$213,543	\$35,000	\$248,543	\$200,509
2022	\$203,621	\$35,000	\$238,621	\$182,281
2021	\$130,710	\$35,000	\$165,710	\$165,710
2020	\$131,819	\$35,000	\$166,819	\$166,819

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.