



**Address:** [1404 VANCOUVER DR](#)  
**City:** ARLINGTON  
**Georeference:** 44520-1-11  
**Subdivision:** VANCOUVER PLACE ADDITION  
**Neighborhood Code:** 1X030D

**Latitude:** 32.7553921059  
**Longitude:** -97.1165550809  
**TAD Map:** 2114-396  
**MAPSCO:** TAR-068Z



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

## PROPERTY DATA

**Legal Description:** VANCOUVER PLACE ADDITION  
Block 1 Lot 11

**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

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

**Site Number:** 03248933

**Site Name:** VANCOUVER PLACE ADDITION-1-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,651

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,276

**Land Acres<sup>\*</sup>:** 0.1670

**Pool:** N

<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:**

CHANG DEBBIE

**Primary Owner Address:**

1312 HIDDEN CREEK DR  
ROYSE CITY, TX 75189

**Deed Date:** 11/22/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219292494](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANG DEBBIE	5/20/2014	<a href="#">D214105803</a>	0000000	0000000
CLAXTON CANDICE D	1/24/2007	<a href="#">D207029058</a>	0000000	0000000
SECRETARY OF HUD	7/10/2006	<a href="#">D206251136</a>	0000000	0000000
WELLS FARGO BANK N A	7/4/2006	<a href="#">D206207931</a>	0000000	0000000
VANCOUVER DRIVE LAND TRUST	11/1/2001	00152780000336	0015278	0000336
CONNOLLY MARIAN LOUISE	5/13/2001	00149000000100	0014900	0000100
CONNOLLY ALAN M;CONNOLLY MARIAN L	9/14/1998	00134200000158	0013420	0000158
REEVES DOUGLAS;REEVES SHELLY	2/16/1987	00088470001861	0008847	0001861
CITY FEDERAL SAVINGS BANK	10/15/1986	00087170001016	0008717	0001016
MONROE STEPHEN	3/26/1984	00077800000399	0007780	0000399
THOMAS R WALTERS	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	\$249,764	\$35,000	\$284,764	\$284,764
2024	\$249,764	\$35,000	\$284,764	\$284,764
2023	\$237,000	\$35,000	\$272,000	\$272,000
2022	\$130,000	\$35,000	\$165,000	\$165,000
2021	\$130,000	\$35,000	\$165,000	\$165,000
2020	\$155,448	\$35,000	\$190,448	\$190,448

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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## Tarrant Appraisal District Property Information | PDF

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.