



**Address:** [1509 VANCOUVER DR](#)  
**City:** ARLINGTON  
**Georeference:** 44520-2-3  
**Subdivision:** VANCOUVER PLACE ADDITION  
**Neighborhood Code:** 1X030D

**Latitude:** 32.7568599041  
**Longitude:** -97.1160263165  
**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 2 Lot 3

**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:** 03249204  
**Site Name:** VANCOUVER PLACE ADDITION-2-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,236  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,526  
**Land Acres<sup>\*</sup>:** 0.1727  
**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:**  
ORTIZ EPINEMIO LEAL  
**Primary Owner Address:**  
1509 VANCOUVER  
ARLINGTON, TX 76012

**Deed Date:** 8/26/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214187645](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS EQUITY CAPITAL LLC	6/3/2014	<a href="#">D214180781</a>	0000000	0000000
PARKER BERNICE M	1/31/1992	00105220001283	0010522	0001283
PUTRITE NORMAN J	1/2/1990	00098050001505	0009805	0001505
PLASKOTA ANDRE ETAL	12/27/1988	00094750000389	0009475	0000389
MONTGOMERY MARK E	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	\$203,678	\$35,000	\$238,678	\$238,678
2024	\$203,678	\$35,000	\$238,678	\$238,678
2023	\$205,449	\$35,000	\$240,449	\$240,449
2022	\$195,971	\$35,000	\$230,971	\$230,971
2021	\$125,893	\$35,000	\$160,893	\$160,893
2020	\$126,960	\$35,000	\$161,960	\$161,960

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.