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**Address:** [1904 W SANFORD ST](#)  
**City:** ARLINGTON  
**Georeference:** 45060--13  
**Subdivision:** WARNELL, W W ADDITION  
**Neighborhood Code:** 1X020A

**Latitude:** 32.7423060052  
**Longitude:** -97.1380574612  
**TAD Map:** 2108-388  
**MAPSCO:** TAR-082F



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

## PROPERTY DATA

**Legal Description:** WARNELL, W W ADDITION Lot 13 & 14

**Jurisdictions:**

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

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 03297292

**Site Name:** WARNELL, W W ADDITION-13-20

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 17,030

**Land Acres<sup>\*</sup>:** 0.3909

**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:**

TEAM PATEL PROPERTIES LLC

**Primary Owner Address:**

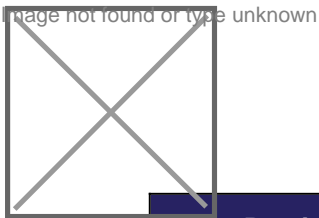
902 GLEN ROSE DR  
ALLEN, TX 75013

**Deed Date:** 4/3/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220080673](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIEYRA NANCY ELIZABETH	5/13/2011	<a href="#">D211131520</a>	0000000	0000000
GUERRERO NORMA	10/18/2006	<a href="#">D206359445</a>	0000000	0000000
O'NEAL HUGH;O'NEAL TERRI	8/28/2000	00145080000038	0014508	0000038
GEER ERVIN M	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	\$0	\$87,030	\$87,030	\$87,030
2024	\$0	\$87,030	\$87,030	\$87,030
2023	\$0	\$85,000	\$85,000	\$85,000
2022	\$0	\$34,000	\$34,000	\$34,000
2021	\$0	\$34,000	\$34,000	\$34,000
2020	\$0	\$18,000	\$18,000	\$18,000

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.