



**Address:** [2704 ST GEORGE PL](#)  
**City:** ARLINGTON  
**Georeference:** 46010-B-7  
**Subdivision:** WESTCHESTER PARK  
**Neighborhood Code:** M1A05W

**Latitude:** 32.7014956334  
**Longitude:** -97.1436498932  
**TAD Map:** 2108-376  
**MAPSCO:** TAR-096A



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

## PROPERTY DATA

**Legal Description:** WESTCHESTER PARK Block B  
Lot 7

**Jurisdictions:**

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

**State Code:** B

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 03397602

**Site Name:** WESTCHESTER PARK-B-7

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,016

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,160

**Land Acres<sup>\*</sup>:** 0.1873

**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:**

SIMPLEXITY INVESTMENTS LLC

**Primary Owner Address:**

2704 ST GEORGE PL  
ARLINGTON, TX 76015

**Deed Date:** 10/28/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214240868](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DALLAS METRO HOLDINGS LLC	10/27/2014	<a href="#">D214240867</a>		
MOODY CHIGUSA;MOODY ROBERT III	10/19/2006	<a href="#">D206353088</a>	0000000	0000000
BETSILL DWAYNE N;BETSILL JANET R	7/22/2004	<a href="#">D204238157</a>	0000000	0000000
CULLENS PHILIP G;CULLENS SYLVIA	7/20/1992	00107190000903	0010719	0000903
NVR SAVINGS BANK	4/1/1991	00102200001969	0010220	0001969
SECRETARY OF HUD	7/4/1990	00100400000784	0010040	0000784
NVR SAVINGS BANK	7/3/1990	00099860000601	0009986	0000601
SCHERZER WILLIAM O III	3/11/1988	00092170001655	0009217	0001655
LONG JIM	5/20/1983	00075140001919	0007514	0001919
SIRKIKUL SANIT	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	\$235,478	\$40,000	\$275,478	\$275,478
2024	\$246,956	\$40,000	\$286,956	\$286,956
2023	\$224,920	\$40,000	\$264,920	\$264,920
2022	\$180,049	\$40,000	\$220,049	\$220,049
2021	\$150,775	\$20,000	\$170,775	\$170,775
2020	\$150,775	\$20,000	\$170,775	\$170,775

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

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## Tarrant Appraisal District Property Information | PDF

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.