



**Address:** [902 WOODBROOK ST](#)  
**City:** ARLINGTON  
**Georeference:** 47475-6-2  
**Subdivision:** WOODBROOK ADDITION  
**Neighborhood Code:** 1X040A

**Latitude:** 32.7528744267  
**Longitude:** -97.0967445301  
**TAD Map:** 2120-392  
**MAPSCO:** TAR-083B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODBROOK ADDITION Block  
6 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1963

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 03594211

**Site Name:** WOODBROOK ADDITION-6-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,396

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,440

**Land Acres<sup>\*</sup>:** 0.1707

**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:**

TRICON SFR 2020-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE  
TUSTIN, CA 92780-7303

**Deed Date:** 11/11/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220302920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2016-1 BORROWER LLC	10/25/2016	<a href="#">D216251785</a>		
TAH HOLDING LP	4/15/2015	<a href="#">D215078548</a>		
BLTREJV3 DALLAS LLC	6/4/2013	<a href="#">D213156907</a>	0000000	0000000
PEREZ MARCO R;PEREZ MARIA A	3/18/2005	<a href="#">D205079162</a>	0000000	0000000
PEREZ MARCO;PEREZ MARIA A ETAL	6/26/1997	00128210000036	0012821	0000036
NAJJAR ASSAD	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	\$184,526	\$29,760	\$214,286	\$214,286
2024	\$210,240	\$29,760	\$240,000	\$240,000
2023	\$241,164	\$29,760	\$270,924	\$270,924
2022	\$210,638	\$29,760	\$240,398	\$240,398
2021	\$123,589	\$29,760	\$153,349	\$153,349
2020	\$123,589	\$29,760	\$153,349	\$153,349

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.