



**Address:** [1200 LAND RUSH DR](#)  
**City:** ARLINGTON  
**Georeference:** 47750-2-22  
**Subdivision:** WOODVIEW ADDITION (ARLINGTON)  
**Neighborhood Code:** 1X110C

**Latitude:** 32.7760119023  
**Longitude:** -97.1231580293  
**TAD Map:** 2114-400  
**MAPSCO:** TAR-068Q



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WOODVIEW ADDITION  
(ARLINGTON) Block 2 Lot 22

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

**State Code:** A  
**Year Built:** 1975  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$443,493  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03659380  
**Site Name:** WOODVIEW ADDITION (ARLINGTON)-2-22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,137  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,125  
**Land Acres<sup>\*</sup>:** 0.2324  
**Pool:** Y

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
TOBIAS FLORENCIO JR  
**Primary Owner Address:**  
1200 LAND RUSH DR  
ARLINGTON, TX 76012-5520

**Deed Date:** 12/31/1900  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 00000000000000

**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	\$378,493	\$65,000	\$443,493	\$415,572
2024	\$378,493	\$65,000	\$443,493	\$377,793
2023	\$380,230	\$65,000	\$445,230	\$343,448
2022	\$279,984	\$65,000	\$344,984	\$312,225
2021	\$262,492	\$45,000	\$307,492	\$283,841
2020	\$251,772	\$45,000	\$296,772	\$258,037

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

- HOMESTEAD GENERAL 11.13(b)

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.