# **Tarrant Appraisal District** Property Information | PDF Account Number: 04122216

Latitude: 32.6296336449 Longitude: -97.1525569965 **TAD Map:** 2102-348 MAPSCO: TAR-109M





City: Georeference: A1278-1H Subdivision: RUSSELL, JOHN SURVEY Neighborhood Code: 1M010A

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LOCATION

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

### **PROPERTY DATA**

Legal Description: RUSSELL, JOHN SURVEY Abstract 1278 Tract 1H 1J1 1K 1K2 Jurisdictions: CITY OF ARLINGTON (024)

TARRANT COUNTY (220) **TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** MANSFIELD ISD (908) State Code: A Year Built: 1972 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2024 Notice Value: \$556,954 Protest Deadline Date: 5/24/2024

Site Number: 04122216 Site Name: RUSSELL, JOHN SURVEY 1278 1H 1J1 1K 1K2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,030 Percent Complete: 100% Land Sqft\*: 147,015 Land Acres\*: 3.3750 Pool: N

#### +++ Rounded.

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

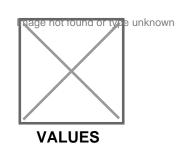
### **OWNER INFORMATION**

# **Current Owner:**

VILLA D&D INVESTMENTS LLC

**Primary Owner Address:** 5511 BRAZORIA DR GRAND PRAIRIE, TX 75052 Deed Date: 10/17/2023 **Deed Volume: Deed Page:** Instrument: D223188883

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEHAFFEY JERRY P JR;MEHAFFEY MARA	5/9/2012	D212169610	000000	0000000
MEHAFFEY JERRY P JR	1/31/2007	D207040654	000000	0000000
STEWART DOLORES A	12/31/1900	00053610000842	0005361	0000842



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2023	\$252,355	\$318,750	\$571,105	\$350,590
2022	\$132,365	\$293,750	\$426,115	\$318,718
2021	\$151,625	\$286,875	\$438,500	\$289,744
2020	\$115,713	\$219,375	\$335,088	\$263,404
0	\$0	\$0	\$0	\$0

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.