



**Address:** [7706 LEDBETTER RD](#)  
**City:** ARLINGTON  
**Georeference:** A1323-2A  
**Subdivision:** RUSSELL, DAVID SURVEY  
**Neighborhood Code:** 1M010A

**Latitude:** 32.6203823564  
**Longitude:** -97.1637382132  
**TAD Map:** 2102-344  
**MAPSCO:** TAR-109Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RUSSELL, DAVID SURVEY  
Abstract 1323 Tract 2A HS

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** E

**Year Built:** 1966

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 04132750

**Site Name:** RUSSELL, DAVID SURVEY 1323 2A HS

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,910

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 76,230

**Land Acres<sup>\*</sup>:** 1.7500

**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:**

MOUNGER STEPHANIE

**Primary Owner Address:**

7706 LEDBETTER RD  
ARLINGTON, TX 76001

**Deed Date:** 12/30/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215290955](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SNM DEVELOPMENT LLC	5/2/2008	<a href="#">D208179531</a>	0000000	0000000
MOUNGER STEPHANIE	8/5/2004	<a href="#">D205187881</a>	0000000	0000000
BINDSEIL MARK WAYNE	8/4/2004	<a href="#">D204304297</a>	0000000	0000000
MOUNGER STEPHANIE	11/26/2002	00161780000184	0016178	0000184
MOUNGER MARY ANN	11/23/1992	000000000000000	0000000	0000000
MOUNGER CLYDE W;MOUNGER MARY ANN	12/31/1900	00060970000837	0006097	0000837

## 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	\$141,444	\$162,500	\$303,944	\$303,944
2024	\$199,209	\$162,500	\$361,709	\$361,709
2023	\$216,413	\$162,500	\$378,913	\$350,500
2022	\$129,763	\$212,500	\$342,263	\$318,636
2021	\$140,919	\$148,750	\$289,669	\$289,669
2020	\$187,338	\$113,750	\$301,088	\$301,088

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.