



Address: [7605 LEDBETTER RD](#)
City: ARLINGTON
Georeference: A1678-5A14
Subdivision: WHEAT, JOHN SURVEY
Neighborhood Code: 1M010A

Latitude: 32.6221171674
Longitude: -97.1606987639
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: WHEAT, JOHN SURVEY
Abstract 1678 Tract 5A14

Jurisdictions:

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

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$600,419

Protest Deadline Date: 5/24/2024

Site Number: 04264886

Site Name: WHEAT, JOHN SURVEY-5A14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,134

Percent Complete: 100%

Land Sqft^{*}: 174,240

Land Acres^{*}: 4.0000

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:

PATINO MICHAEL
PATINO STACY

Primary Owner Address:

7605 LEDBETTER RD
ARLINGTON, TX 76001-6907

Deed Date: 9/10/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209272757](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JP MORGAN MORTGAGE ACQ CORP	5/5/2009	D209123421	0000000	0000000
GONZALES JUAN;GONZALES MONICA	6/14/2007	D207209546	0000000	0000000
DAMRON BEVERLY ANN	12/31/1900	0000000000000000	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 ⁺
2025	\$250,419	\$350,000	\$600,419	\$565,352
2024	\$250,419	\$350,000	\$600,419	\$513,956
2023	\$269,780	\$350,000	\$619,780	\$467,233
2022	\$155,335	\$325,000	\$480,335	\$424,757
2021	\$167,698	\$238,000	\$405,698	\$386,143
2020	\$169,039	\$182,000	\$351,039	\$351,039

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.