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Address: [531 GUERIN DR](#)
City: ARLINGTON
Georeference: 16515-3-2B
Subdivision: GUERIN SQUARE
Neighborhood Code: A1AO10K2

Latitude: 32.739275533
Longitude: -97.1532426871
TAD Map: 2102-388
MAPSCO: TAR-081H



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

PROPERTY DATA

Legal Description: GUERIN SQUARE Block 3 Lot 2B

Jurisdictions:

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

State Code: A

Year Built: 1982

Personal Property Account: N/A

Agent: GOODRICH REALTY CONSULTING (00974)

Protest Deadline Date: 5/24/2024

Site Number: 04339746

Site Name: GUERIN SQUARE-3-2B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,105

Percent Complete: 100%

Land Sqft^{*}: 3,420

Land Acres^{*}: 0.0785

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:

VAUGHN LUCAS

Primary Owner Address:

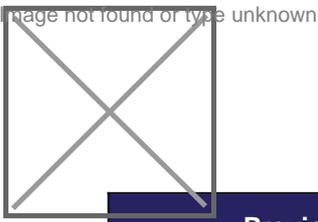
3404 PEMBROKE PL
BEDFORD, TX 76021

Deed Date: 9/4/2018

Deed Volume:

Deed Page:

Instrument: [D218200038](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DALLAS METRO HOLDINGS	8/31/2018	D218198297		
NGUYEN SUNNY	10/28/2017	D217232887		
LE MINH QUANG	2/3/2005	D205036778	0000000	0000000
LE THUC	3/26/2002	00155710000186	0015571	0000186
MICHELL PHAM L	6/22/2001	00149710000308	0014971	0000308
LEGG JOHN M	9/29/1982	00073710000419	0007371	0000419
BRITT PHILLIPS CO & EASTWORTH	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 ⁺
2025	\$135,780	\$10,000	\$145,780	\$145,780
2024	\$135,780	\$10,000	\$145,780	\$145,780
2023	\$134,338	\$10,000	\$144,338	\$144,338
2022	\$87,005	\$10,000	\$97,005	\$97,005
2021	\$83,820	\$4,000	\$87,820	\$87,820
2020	\$83,820	\$4,000	\$87,820	\$87,820

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.