



**Address:** [523 GUERIN DR](#)  
**City:** ARLINGTON  
**Georeference:** 16515-3-4B  
**Subdivision:** GUERIN SQUARE  
**Neighborhood Code:** A1AO10K2

**Latitude:** 32.7389375799  
**Longitude:** -97.1532534847  
**TAD Map:** 2102-388  
**MAPSCO:** TAR-081H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GUERIN SQUARE Block 3 Lot 4B

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$144,483

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

**Site Number:** 04339762

**Site Name:** GUERIN SQUARE-3-4B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,088

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,420

**Land Acres<sup>\*</sup>:** 0.0785

**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:**

MOHER NICK

**Primary Owner Address:**

523 GUERIN DR  
ARLINGTON, TX 76012

**Deed Date:** 12/13/2008

**Deed Volume:**

**Deed Page:**

**Instrument:** [D208457137](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOHER MAYOLI PASCOE;MOHER NICK	12/12/2008	<a href="#">D208457137</a>	0000000	0000000
FANNIE MAE	9/2/2008	<a href="#">D208350711</a>	0000000	0000000
TOPORCEA TOMA	2/21/2008	<a href="#">D208291236</a>	0000000	0000000
HELLER PETER;HELLER TERESA	9/12/1983	00076130001205	0007613	0001205
BRITT PHILLIPS CO &	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 <sup>+</sup>
2025	\$134,483	\$10,000	\$144,483	\$117,899
2024	\$134,483	\$10,000	\$144,483	\$107,181
2023	\$133,054	\$10,000	\$143,054	\$97,437
2022	\$86,175	\$10,000	\$96,175	\$88,579
2021	\$86,887	\$4,000	\$90,887	\$80,526
2020	\$87,599	\$4,000	\$91,599	\$73,205

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.