



Address: [1712 S CENTER ST](#)
City: ARLINGTON
Georeference: A 712-7G
Subdivision: HYDEN, JAMES SURVEY
Neighborhood Code: 1C010R

Latitude: 32.7168701902
Longitude: -97.1046351404
TAD Map: 2120-380
MAPSCO: TAR-083S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HYDEN, JAMES SURVEY
Abstract 712 Tract 7G

Jurisdictions:

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

State Code: A

Year Built: 1930

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,011,543

Protest Deadline Date: 5/24/2024

Site Number: 04641868

Site Name: HYDEN, JAMES SURVEY-7G

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,738

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:

AHANGARZADEH MANSOUR
AHANGARZADEH G

Primary Owner Address:

1712 S CENTER ST
ARLINGTON, TX 76010-4457

Deed Date: 12/1/2000

Deed Volume: 0014641

Deed Page: 0000322

Instrument: 00146410000322

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOORE MICHAEL;MOORE PATRICIA A	11/25/1991	00104570000369	0010457	0000369
MOORE VIRGINIA;MOORE WOODS C	1/24/1985	000000000000000	0000000	0000000
MOORE VIRGINIA;MOORE WOODS C	12/31/1900	00080680001537	0008068	0001537

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	\$807,303	\$204,240	\$1,011,543	\$958,254
2024	\$807,303	\$204,240	\$1,011,543	\$871,140
2023	\$799,286	\$204,240	\$1,003,526	\$791,945
2022	\$557,836	\$522,720	\$1,080,556	\$719,950
2021	\$458,606	\$522,720	\$981,326	\$654,500
2020	\$72,280	\$522,720	\$595,000	\$595,000

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.