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Georeference: 31225-A-10R

Neighborhood Code: 1L160E

Address: 4709 EL SALVADOR CT

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

## PROPERTY DATA

Legal Description: OURO VERDE Block A Lot 10R Jurisdictions: CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901) State Code: A Year Built: 1983 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$530,000 Protest Deadline Date: 5/24/2024

Site Number: 04847539 Site Name: OURO VERDE-A-10R Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,469 Percent Complete: 100% Land Sqft\*: 17,643 Land Acres\*: 0.4050 Pool: Y

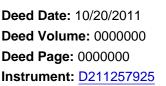
#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

#### **OWNER INFORMATION**

Current Owner: TRAN LIEM TRAN HAI DINH Primary Owner Address: 4709 EL SALVADOR CT ARLINGTON, TX 76017-2607

07-13-2025



# Tarrant Appraisal District Property Information | PDF Account Number: 04847539

Latitude: 32.6690081555 Longitude: -97.1486295785 TAD Map: 2108-364 MAPSCO: TAR-096S



# LOCATION

**City: ARLINGTON** 

| Previous Owners                   | Date       | Instrument                              | Deed Volume | Deed Page |
|-----------------------------------|------------|---|-------------|-----------|
| DIPERT LINDA; DIPERT WILLIAM      | 1/31/1990  | 00098360000572                          | 0009836     | 0000572   |
| MONTGOMERY JOHN; MONTGOMERY NANCY | 9/18/1987  | 00090750002283                          | 0009075     | 0002283   |
| FUTRELL CLINTON C;FUTRELL DOROTH  | 4/10/1984  | 00077960000758                          | 0007796     | 0000758   |
| RICH BILT HOMES                   | 5/20/1983  | 00075150000667                          | 0007515     | 0000667   |
| PHILLIPS MARY E                   | 12/31/1900 | 000000000000000000000000000000000000000 | 000000      | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$416,000          | \$100,000   | \$516,000    | \$516,000        |
| 2024 | \$430,000          | \$100,000   | \$530,000    | \$526,842        |
| 2023 | \$450,000          | \$100,000   | \$550,000    | \$478,947        |
| 2022 | \$390,000          | \$100,000   | \$490,000    | \$435,406        |
| 2021 | \$339,574          | \$56,250    | \$395,824    | \$395,824        |
| 2020 | \$339,574          | \$56,250    | \$395,824    | \$395,824        |

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.