



**Address:** [1601 WICKFORD DR](#)  
**City:** ARLINGTON  
**Georeference:** 28045-9-1  
**Subdivision:** NEWPORT VILLAGE  
**Neighborhood Code:** 1S020P

**Latitude:** 32.6549635248  
**Longitude:** -97.0816232857  
**TAD Map:** 2126-356  
**MAPSCO:** TAR-097Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NEWPORT VILLAGE Block 9 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** NORTH TEXAS PROPERTY TAX SERV (00855)

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

**Site Number:** 05082196

**Site Name:** NEWPORT VILLAGE-9-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,955

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,945

**Land Acres<sup>\*</sup>:** 0.1823

**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:**

TH PROPERTIES LLC

**Primary Owner Address:**

8599 HAVEN AVE STE 202  
RANCHO CUCAMONGA, CA 91730

**Deed Date:** 6/24/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221188570](#)

| Previous Owners                            | Date       | Instrument                 | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| TURK INVESTMENTS LLC                       | 2/4/2021   | <a href="#">D221049710</a> |             |           |
| RAIN CITY CAPITAL LLC;TURK INVESTMENTS LLC | 1/5/2021   | <a href="#">D221006996</a> |             |           |
| TATOM RONALD LEE                           | 8/6/2008   | <a href="#">D208310600</a> | 0000000     | 0000000   |
| CAUDLE GARY;CAUDLE SANDRA                  | 8/29/1988  | 00093700001907             | 0009370     | 0001907   |
| HOMESTEAD SAVINGS                          | 5/3/1988   | 00092740000566             | 0009274     | 0000566   |
| LITTLE KENNETH E ETAL                      | 8/27/1984  | 00079320000313             | 0007932     | 0000313   |
| OMNI HOMES INC                             | 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 | \$143,295          | \$71,505    | \$214,800    | \$214,800                    |
| 2024 | \$174,795          | \$71,505    | \$246,300    | \$246,300                    |
| 2023 | \$278,371          | \$30,000    | \$308,371    | \$308,371                    |
| 2022 | \$252,217          | \$30,000    | \$282,217    | \$282,217                    |
| 2021 | \$208,328          | \$30,000    | \$238,328    | \$238,328                    |
| 2020 | \$183,292          | \$30,000    | \$213,292    | \$213,292                    |

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.