



**Address:** [406 S FIELDER RD](#)  
**City:** ARLINGTON  
**Georeference:** 42407-1-1  
**Subdivision:** TRACEY ANN TOWNHOUSE ADDITION  
**Neighborhood Code:** A1A010Q

**Latitude:** 32.7332283851  
**Longitude:** -97.1322008303  
**TAD Map:** 2108-388  
**MAPSCO:** TAR-082K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRACEY ANN TOWNHOUSE  
ADDITION Block 1 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:** 1986

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05584469

**Site Name:** TRACEY ANN TOWNHOUSE ADDITION-1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,515

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,140

**Land Acres<sup>\*</sup>:** 0.1639

**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:**

PEREZ EDGAR FLORENCIO LINARES

**Primary Owner Address:**

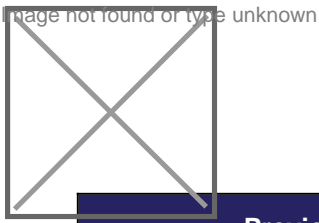
406 S FIELDER RD  
ARLINGTON, TX 76013

**Deed Date:** 8/17/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223148576](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUTCHERSON COMMERCIAL PROP LLC	11/8/2013	<a href="#">D213290778</a>	0000000	0000000
SUMMERVILLE KAY B	12/28/2005	<a href="#">D206000920</a>	0000000	0000000
MCCLURE TANNA L	6/18/1999	00138790000458	0013879	0000458
KARAFFA MICHAEL R	8/26/1992	00107580000348	0010758	0000348
MORRIS KEN E	5/16/1989	00096130000507	0009613	0000507
MORTGAGE CORP SOUTH	12/1/1987	00091320001902	0009132	0001902
HURM RALPH G	1/1/1984	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	\$161,836	\$50,000	\$211,836	\$211,836
2024	\$161,836	\$50,000	\$211,836	\$211,836
2023	\$136,639	\$35,000	\$171,639	\$171,639
2022	\$131,872	\$35,000	\$166,872	\$166,872
2021	\$129,000	\$18,000	\$147,000	\$147,000
2020	\$129,000	\$18,000	\$147,000	\$147,000

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

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.