



**Address:** [306 S FIELDER RD](#)  
**City:** ARLINGTON  
**Georeference:** 42407-1-9  
**Subdivision:** TRACEY ANN TOWNHOUSE ADDITION  
**Neighborhood Code:** A1A010Q

**Latitude:** 32.7340841448  
**Longitude:** -97.1322047509  
**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 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$242,143

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

**Site Number:** 05584566

**Site Name:** TRACEY ANN TOWNHOUSE ADDITION-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,592

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,920

**Land Acres<sup>\*</sup>:** 0.0899

**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:**

ECHEVERRIA LUIS ALBERTO

**Primary Owner Address:**

306 S FIELDER RD  
ARLINGTON, TX 76013-1738

**Deed Date:** 3/16/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210063446](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CITIBANK NA	12/1/2009	<a href="#">D209319838</a>	0000000	0000000
MORTON CYNTHIA A	4/13/2006	<a href="#">D206119682</a>	0000000	0000000
COLSON ROY	4/8/1997	00127390000045	0012739	0000045
COLSON DAVID;COLSON ROY COLSON	9/17/1993	00112660000166	0011266	0000166
WATKINS ANDREA;WATKINS RICHARD C	5/17/1990	00099310000010	0009931	0000010
COLLECTING BANK	4/19/1988	00092560002055	0009256	0002055
FIRST CITY NATL BANK ARL	8/22/1986	00086600001711	0008660	0001711
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	\$192,143	\$50,000	\$242,143	\$170,008
2024	\$192,143	\$50,000	\$242,143	\$154,553
2023	\$213,255	\$35,000	\$248,255	\$140,503
2022	\$155,855	\$35,000	\$190,855	\$127,730
2021	\$156,617	\$18,000	\$174,617	\$116,118
2020	\$157,379	\$18,000	\$175,379	\$105,562

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.