



**Address:** [2428 VILLA VERA DR](#)  
**City:** ARLINGTON  
**Georeference:** 31225-D-1R  
**Subdivision:** OURO VERDE  
**Neighborhood Code:** 1L160E

**Latitude:** 32.6672274175  
**Longitude:** -97.1493470251  
**TAD Map:** 2108-364  
**MAPSCO:** TAR-096S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OURO VERDE Block D Lot 1R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$661,075

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

**Site Number:** 05809290

**Site Name:** OURO VERDE-D-1R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,834

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 39,052

**Land Acres<sup>\*</sup>:** 0.8965

**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:**

DAKE EDWARD  
DAKE CYNTHIA

**Primary Owner Address:**

2428 VILLA VERA DR  
ARLINGTON, TX 76017-2635

**Deed Date:** 9/23/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211253516](#)

| Previous Owners                | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| DEUTSCHE BANK                  | 10/5/2010 | <a href="#">D210258151</a> | 0000000     | 0000000   |
| MCCLURE KAREN;MCCLURE RON J    | 4/13/2001 | 00148290000045             | 0014829     | 0000045   |
| PILAND CHERYL M;PILAND JAMES E | 7/7/1988  | 00093410000133             | 0009341     | 0000133   |
| MERRILL LYNCH REALTY           | 4/2/1988  | 00093410000125             | 0009341     | 0000125   |
| CSOKA KALMAN JR;CSOKA VIRGINIA | 8/6/1986  | 00086410000489             | 0008641     | 0000489   |
| ROBT E BROOKS ARCHITECT BLDR   | 8/5/1985  | 00082650001467             | 0008265     | 0001467   |
| PHILLIPS MARY E                | 1/1/1985  | 00081440002149             | 0008144     | 0002149   |

## 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 | \$553,075          | \$108,000   | \$661,075    | \$419,612                    |
| 2024 | \$553,075          | \$108,000   | \$661,075    | \$381,465                    |
| 2023 | \$506,702          | \$108,000   | \$614,702    | \$346,786                    |
| 2022 | \$394,987          | \$108,000   | \$502,987    | \$315,260                    |
| 2021 | \$406,392          | \$60,750    | \$467,142    | \$286,600                    |
| 2020 | \$359,152          | \$60,750    | \$419,902    | \$260,545                    |

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.