



Tarrant Appraisal District Property Information | PDF Account Number: 06087574

Address: <u>326 FAIRCREST DR</u>

City: ARLINGTON Georeference: 47308-10-13 Subdivision: WINDING CREEK ADDN -ARLINGTON Neighborhood Code: 1S020N Latitude: 32.6478911952 Longitude: -97.1094112794 TAD Map: 2120-356 MAPSCO: TAR-111A



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

PROPERTY DATA

Legal Description: WINDING CREEK ADDN - ARLINGTON Block 10 Lot 13	
Jurisdictions: CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901)	Site Number: 06087574 Site Name: WINDING CREEK ADDN -ARLINGTON-10-13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size ⁺⁺⁺ : 1,575
State Code: A	Percent Complete: 100%
Year Built: 1991	Land Sqft*: 5,287
Personal Property Account: N/A	Land Acres [*] : 0.1213
Agent: OCONNOR & ASSOCIATES (00436) Protest Deadline Date: 5/24/2024	Pool: N

+++ Rounded.

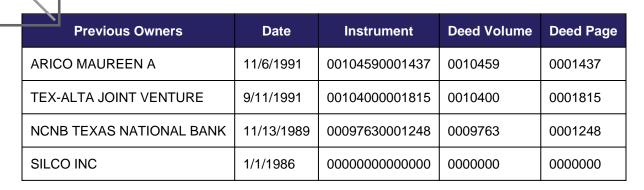
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PHAN AN PHAN ANDY NGUYEN BICH LOAN-THI **Primary Owner Address:** 326 FAIRCREST DR ARLINGTON, TX 76018

Deed Date: 10/22/2014 Deed Volume: Deed Page: Instrument: D214235440



VALUES

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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*
2025	\$179,398	\$47,583	\$226,981	\$226,981
2024	\$207,661	\$47,583	\$255,244	\$255,244
2023	\$242,135	\$20,000	\$262,135	\$262,135
2022	\$221,751	\$20,000	\$241,751	\$241,751
2021	\$179,370	\$20,000	\$199,370	\$199,370
2020	\$150,000	\$20,000	\$170,000	\$170,000

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.