



**Address:** [7109 SPRUCE FOREST CT](#)  
**City:** ARLINGTON  
**Georeference:** 47635-4-12  
**Subdivision:** WOODLAND SPRINGS ADDITION  
**Neighborhood Code:** 1M010F

**Latitude:** 32.6278223699  
**Longitude:** -97.1667689056  
**TAD Map:** 2102-348  
**MAPSCO:** TAR-109L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODLAND SPRINGS  
ADDITION Block 4 Lot 12

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1992

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

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

**Site Number:** 06126693

**Site Name:** WOODLAND SPRINGS ADDITION-4-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,134

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,666

**Land Acres<sup>\*</sup>:** 0.2448

**Pool:** Y

<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:**

WRIGHT GERALD W

WRIGHT REBECCA

**Primary Owner Address:**

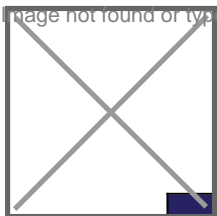
7109 SPRUCE FOREST CT  
ARLINGTON, TX 76001-4825

**Deed Date:** 7/22/1992

**Deed Volume:** 0010722

**Deed Page:** 0000397

**Instrument:** 00107220000397



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUNTER MICHAEL	4/13/1992	00106000000745	0010600	0000745
AMERICO FINANCIAL LTD	3/27/1991	00102130000027	0010213	0000027
REDBUD CAPITAL INC	12/14/1990	00101300000283	0010130	0000283
BANK ONE	9/4/1990	00100460001964	0010046	0001964
D S ENTERPRISES INC TR	1/1/1986	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	\$337,285	\$85,715	\$423,000	\$423,000
2024	\$373,285	\$85,715	\$459,000	\$459,000
2023	\$374,285	\$85,715	\$460,000	\$441,635
2022	\$328,530	\$73,470	\$402,000	\$401,486
2021	\$304,987	\$60,000	\$364,987	\$364,987
2020	\$280,589	\$60,000	\$340,589	\$340,589

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.