



**Address:** [4300 AVILA DR](#)  
**City:** ARLINGTON  
**Georeference:** 44726H-2-1  
**Subdivision:** VINE RIDGE ESTATES  
**Neighborhood Code:** 1L130R

**Latitude:** 32.6622781752  
**Longitude:** -97.1787479033  
**TAD Map:** 2096-360  
**MAPSCO:** TAR-095S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VINE RIDGE ESTATES Block 2  
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:** 1992

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 06535577

**Site Name:** VINE RIDGE ESTATES-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,250

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,850

**Land Acres<sup>\*</sup>:** 0.2950

**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:**

CURLEY WYTERIA R

**Primary Owner Address:**

PO BOX 171766  
ARLINGTON, TX 76003

**Deed Date:** 6/14/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223106578](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HOUSING AND URBAN DEVELOPMENT	3/2/2023	<a href="#">D223046749</a>		
PENNYMAC LOAN SERVICES LLC	2/16/2023	<a href="#">D223030934</a>		
YARBROUGH GARY	7/25/2019	<a href="#">D219163021</a>		
TRAN NHUNG;VU LOAT	6/1/2017	<a href="#">D217133577</a>		
VU LOAT;VU NHUNG TRAN	3/22/1995	00119180001981	0011918	0001981
D R HORTON TEXAS LTD	9/1/1993	00112180000331	0011218	0000331
D R HORTON INC	7/15/1992	00107140000198	0010714	0000198
REDBUD CAPITAL INC	1/1/1992	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	\$343,855	\$75,000	\$418,855	\$418,855
2024	\$343,855	\$75,000	\$418,855	\$418,855
2023	\$364,390	\$65,000	\$429,390	\$429,390
2022	\$295,162	\$65,000	\$360,162	\$360,162
2021	\$259,309	\$23,000	\$282,309	\$282,309
2020	\$277,185	\$23,000	\$300,185	\$300,185

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.