



**Address:** [607 ANSON CT](#)  
**City:** ARLINGTON  
**Georeference:** 34505-1-14  
**Subdivision:** RIVER LEGACY ESTATES  
**Neighborhood Code:** 1X120G

**Latitude:** 32.7848918087  
**Longitude:** -97.1094048918  
**TAD Map:** 2120-404  
**MAPSCO:** TAR-069J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER LEGACY ESTATES Block  
1 Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Notice Value:** \$573,983

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

**Site Number:** 06536786

**Site Name:** RIVER LEGACY ESTATES-1-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,723

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,247

**Land Acres<sup>\*</sup>:** 0.3729

**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:**

ALVARES FREDERICK  
ALVARES JOAN D

**Primary Owner Address:**

607 ANSON CT  
ARLINGTON, TX 76006-3569

**Deed Date:** 1/19/1995

**Deed Volume:** 0011866

**Deed Page:** 0000877

**Instrument:** 00118660000877

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATRICK CUSTOM HOMES INC	8/15/1994	00117010000199	0011701	0000199
LAND ROVER LTD	1/1/1992	000000000000000	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	\$395,218	\$80,000	\$475,218	\$475,218
2024	\$493,983	\$80,000	\$573,983	\$515,703
2023	\$497,525	\$80,000	\$577,525	\$468,821
2022	\$399,773	\$80,000	\$479,773	\$426,201
2021	\$327,455	\$60,000	\$387,455	\$387,455
2020	\$366,878	\$60,000	\$426,878	\$419,608

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.