



Address: [709 VALLEY SPRING DR](#)
City: ARLINGTON
Georeference: 7794-1-5
Subdivision: COLONIAL GREENS SOUTH ADDITION
Neighborhood Code: 1S020S

Latitude: 32.6486901979
Longitude: -97.1012330945
TAD Map: 2120-356
MAPSCO: TAR-111B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLONIAL GREENS SOUTH
ADDITION Block 1 Lot 5

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$277,045
Protest Deadline Date: 5/24/2024

Site Number: 06648509
Site Name: COLONIAL GREENS SOUTH ADDITION-1-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,424
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

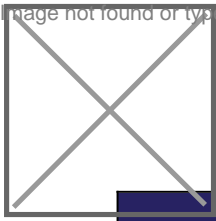
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
KANDRA ALICE MARIE
Primary Owner Address:
709 VALLEY SPRING DR
ARLINGTON, TX 76018

Deed Date: 12/15/2015
Deed Volume:
Deed Page:
Instrument: [D219015586](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KANDRA ALICE M;KANDRA JOHN E	7/29/1994	00116770002323	0011677	0002323
CHOICE HOMES-TEXAS INC	4/21/1994	00115520002207	0011552	0002207
ZLB PARTNERS INC	1/1/1994	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 ⁺
2025	\$227,545	\$49,500	\$277,045	\$228,492
2024	\$227,545	\$49,500	\$277,045	\$207,720
2023	\$253,934	\$40,000	\$293,934	\$188,836
2022	\$191,774	\$40,000	\$231,774	\$171,669
2021	\$152,174	\$40,000	\$192,174	\$156,063
2020	\$146,392	\$40,000	\$186,392	\$141,875

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.