



**Address:** [715 VALLEY SPRING DR](#)  
**City:** ARLINGTON  
**Georeference:** 7794-1-7  
**Subdivision:** COLONIAL GREENS SOUTH ADDITION  
**Neighborhood Code:** 1S020S

**Latitude:** 32.6486882241  
**Longitude:** -97.1009081972  
**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 7

**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:** 06648525  
**Site Name:** COLONIAL GREENS SOUTH ADDITION-1-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,424  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 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:**  
TORRES IVAN  
TORRES IVETTE  
**Primary Owner Address:**  
715 VALLEY SPRING DR  
ARLINGTON, TX 76018-2377

**Deed Date:** 10/7/1994  
**Deed Volume:** 0011765  
**Deed Page:** 0000323  
**Instrument:** 00117650000323

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES-TEXAS INC	7/11/1994	00116640002209	0011664	0002209
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 <sup>+</sup>
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.