



**Address:** [1006 PRADO REAL DR](#)  
**City:** ARLINGTON  
**Georeference:** 44668-3-4  
**Subdivision:** VILLAGE AT PALOS VERDES, THE  
**Neighborhood Code:** 1M030E

**Latitude:** 32.6607822215  
**Longitude:** -97.1292889614  
**TAD Map:** 2114-360  
**MAPSCO:** TAR-096Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VILLAGE AT PALOS VERDES,  
THE Block 3 Lot 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Site Number:** 06758703

**Site Name:** VILLAGE AT PALOS VERDES, THE-3-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,749

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,003

**Land Acres<sup>\*</sup>:** 0.1378

**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:**

NGUYEN DUNG T

**Primary Owner Address:**

1006 PRADO REAL DR  
ARLINGTON, TX 76017

**Deed Date:** 1/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221022865](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN THIEN C;VU THUY T	11/30/2020	<a href="#">D220337742</a>		
MERRETT KIM K	11/29/2008	M208012168		
MENARD KIM K	12/27/2003	<a href="#">DC12272003</a>		
MENARD KIM K;MENARD STEPHEN P EST	12/20/2003	<a href="#">D203475279</a>	0000000	0000000
MENARD KIM K;MENARD STEPHEN P EST	7/28/1997	00128560000242	0012856	0000242
CHEUNG CHING S;CHEUNG KWOK C	11/13/1996	00125850000820	0012585	0000820
PULTE HOME CORP OF TEXAS	6/12/1996	00124070000739	0012407	0000739
ARLINGTON-P V JV	1/1/1994	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	\$172,649	\$55,000	\$227,649	\$227,649
2024	\$210,728	\$55,000	\$265,728	\$265,728
2023	\$236,030	\$55,000	\$291,030	\$291,030
2022	\$233,955	\$45,000	\$278,955	\$278,955
2021	\$200,324	\$45,000	\$245,324	\$245,324
2020	\$168,422	\$45,000	\$213,422	\$190,362

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.