



**Address:** [717 CHARLES CITY DR](#)  
**City:** ARLINGTON  
**Georeference:** 7794-7-30  
**Subdivision:** COLONIAL GREENS SOUTH ADDITION  
**Neighborhood Code:** 1S020S

**Latitude:** 32.6456290244  
**Longitude:** -97.1004457697  
**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 7 Lot 30

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$260,001

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

**Site Number:** 06797164

**Site Name:** COLONIAL GREENS SOUTH ADDITION-7-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,421

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,091

**Land Acres<sup>\*</sup>:** 0.1398

**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:**

PHAM VUONG VAN  
PHAM LISA

**Primary Owner Address:**

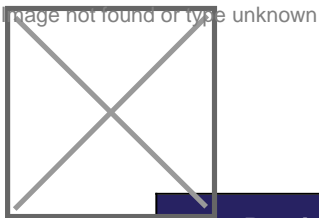
4311 EAGLE DR  
MANSFIELD, TX 76063

**Deed Date:** 9/4/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224157150](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAM LIEN	5/31/2011	<a href="#">D211128134</a>	0000000	0000000
SECRETARY OF HUD	11/19/2009	<a href="#">D210010575</a>	0000000	0000000
EVERBANK	11/3/2009	<a href="#">D209295400</a>	0000000	0000000
THOMAS JERRY L	1/23/1996	00122460002145	0012246	0002145
CHOICE HOMES-TEXAS INC	10/26/1995	00121510001740	0012151	0001740
ZLB PARTNERS	1/1/1995	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	\$205,182	\$54,819	\$260,001	\$260,001
2024	\$205,182	\$54,819	\$260,001	\$260,001
2023	\$215,001	\$40,000	\$255,001	\$255,001
2022	\$135,500	\$40,000	\$175,500	\$175,500
2021	\$136,402	\$39,098	\$175,500	\$175,500
2020	\$136,402	\$39,098	\$175,500	\$175,500

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

There are no exemptions for this property

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.