



**Address:** [7209 PORT PHILLIP DR](#)  
**City:** ARLINGTON  
**Georeference:** 23213H-10-15  
**Subdivision:** LAKE PORT VILLAGE ADDITION  
**Neighborhood Code:** 1M060A

**Latitude:** 32.6317006156  
**Longitude:** -97.0687810288  
**TAD Map:** 2132-348  
**MAPSCO:** TAR-112J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE PORT VILLAGE ADDITION Block 10 Lot 15

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07188749

**Site Name:** LAKE PORT VILLAGE ADDITION-10-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,476

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1700

**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:**

FLORES SAM C

**Primary Owner Address:**

7209 PORT PHILLIP DR  
ARLINGTON, TX 76002-3862

**Deed Date:** 11/12/1999

**Deed Volume:** 0014107

**Deed Page:** 0000193

**Instrument:** 00141070000193

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARUFMAN & BROAD LONE STAR LP	8/16/1999	00139640000435	0013964	0000435
INTERIM FINANCIAL SERVICE	11/25/1998	00135420000280	0013542	0000280
KAUFMAN & BROAD OF TEXAS LTD	1/1/1998	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	\$256,481	\$55,000	\$311,481	\$311,481
2024	\$256,481	\$55,000	\$311,481	\$311,481
2023	\$295,378	\$55,000	\$350,378	\$287,791
2022	\$240,647	\$45,000	\$285,647	\$261,628
2021	\$195,741	\$45,000	\$240,741	\$237,844
2020	\$171,222	\$45,000	\$216,222	\$216,222

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.