



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⁺⁺⁺: 2,476

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1700

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:

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 ⁺
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.