



**Address:** [7006 PORT PHILLIP DR](#)  
**City:** ARLINGTON  
**Georeference:** 23213H-2-16  
**Subdivision:** LAKE PORT VILLAGE ADDITION  
**Neighborhood Code:** 1M060A

**Latitude:** 32.6332222428  
**Longitude:** -97.0705322556  
**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 2 Lot 16

**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:** 07314809

**Site Name:** LAKE PORT VILLAGE ADDITION-2-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,224

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,232

**Land Acres<sup>\*</sup>:** 0.1890

**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:**

ARIAS RAMON

ARIAS MARIA

**Primary Owner Address:**

7006 PORT PHILLIP DR  
ARLINGTON, TX 76002

**Deed Date:** 9/12/2006

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D206289553](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOMESALES INC	9/12/2006	<a href="#">D206289552</a>	0000000	0000000
JPMORGAN CHASE BANK	4/4/2006	<a href="#">D206103971</a>	0000000	0000000
CUAUHTLI NANETTE	12/22/2005	<a href="#">D206136543</a>	0000000	0000000
CUAUHTLI GABRIEL	11/19/1999	00141770000464	0014177	0000464
KB HOME LONE STAR LP	11/15/1999	00141020000150	0014102	0000150
INTERIM FINANCIAL SERV INC	1/1/1999	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	\$320,462	\$55,000	\$375,462	\$375,462
2024	\$320,462	\$55,000	\$375,462	\$375,462
2023	\$369,396	\$55,000	\$424,396	\$343,578
2022	\$300,517	\$45,000	\$345,517	\$312,344
2021	\$243,998	\$45,000	\$288,998	\$283,949
2020	\$213,135	\$45,000	\$258,135	\$258,135

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.