



Address: [7106 DIVANNA CT](#)
City: ARLINGTON
Georeference: 23213H-10-24
Subdivision: LAKE PORT VILLAGE ADDITION
Neighborhood Code: 1M060A

Latitude: 32.6327997969
Longitude: -97.0693608559
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 24

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07315732

Site Name: LAKE PORT VILLAGE ADDITION-10-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,121

Percent Complete: 100%

Land Sqft^{*}: 7,579

Land Acres^{*}: 0.1740

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:

RUIZ GRISELDA

Primary Owner Address:

605 QUEENS WAY
GRAND PRAIRIE, TX 75052-3608

Deed Date: 9/15/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210247716](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| NUNCIO GRISELDA;NUNCIO MARK A | 9/26/2001 | D201260863 | 0000000 | 0000000 |
| K B HOMES | 1/17/2001 | 00147050000297 | 0014705 | 0000297 |
| KARUFMAN & BROAD LONE STAR LP | 6/15/2000 | 00143890000173 | 0014389 | 0000173 |
| 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$242,560 | \$55,000 | \$297,560 | \$297,560 |
| 2024 | \$242,560 | \$55,000 | \$297,560 | \$297,560 |
| 2023 | \$279,159 | \$55,000 | \$334,159 | \$334,159 |
| 2022 | \$227,650 | \$45,000 | \$272,650 | \$272,650 |
| 2021 | \$185,388 | \$45,000 | \$230,388 | \$230,388 |
| 2020 | \$162,315 | \$45,000 | \$207,315 | \$207,315 |

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.