



**Address:** [904 CATTAIL DR](#)  
**City:** ARLINGTON  
**Georeference:** 39556C-10-13  
**Subdivision:** SOUTH RIDGE HILLS ADDITION  
**Neighborhood Code:** 1M020I

**Latitude:** 32.6205499815  
**Longitude:** -97.1216242785  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-110R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH RIDGE HILLS  
ADDITION Block 10 Lot 13

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$331,000

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

**Site Number:** 07782543

**Site Name:** SOUTH RIDGE HILLS ADDITION-10-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,261

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1200

**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:**

JEFFERSON KATHERINE V  
HOLLINS LARONDA

**Primary Owner Address:**

904 CATTAIL DR  
ARLINGTON, TX 76001

**Deed Date:** 12/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220334011](#)

| Previous Owners           | Date      | Instrument                 | Deed Volume | Deed Page |
|---------------------------|-----------|----------------------------|-------------|-----------|
| SCOTT KATHY               | 9/19/2006 | <a href="#">D206294523</a> | 0000000     | 0000000   |
| SCOTT DAVID L;SCOTT KATHY | 1/23/2003 | 00164810000113             | 0016481     | 0000113   |
| K B HOME LONE STAR LP     | 1/1/2001  | 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 | \$276,000          | \$55,000    | \$331,000    | \$331,000                    |
| 2024 | \$276,000          | \$55,000    | \$331,000    | \$319,245                    |
| 2023 | \$294,559          | \$55,000    | \$349,559    | \$290,223                    |
| 2022 | \$262,497          | \$40,000    | \$302,497    | \$263,839                    |
| 2021 | \$199,854          | \$40,000    | \$239,854    | \$239,854                    |
| 2020 | \$175,000          | \$40,000    | \$215,000    | \$215,000                    |

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.