



Address: [2504 JACOB WAY](#)
City: ARLINGTON
Georeference: 36744-1-14
Subdivision: RUNNING RANCH ADDITION
Neighborhood Code: 1M010W

Latitude: 32.6273978685
Longitude: -97.1520323354
TAD Map: 2102-348
MAPSCO: TAR-109M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RUNNING RANCH ADDITION
Block 1 Lot 14

Jurisdictions:

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

State Code: A

Year Built: 2021

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/24/2024

Site Number: 07965214

Site Name: RUNNING RANCH ADDITION-1-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,967

Percent Complete: 100%

Land Sqft^{*}: 22,651

Land Acres^{*}: 0.5200

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FOROUZESH TAHMINEH
FOROUZESH ESMAEEL K

Primary Owner Address:

2504 JACOB WAY
ARLINGTON, TX 76001

Deed Date: 6/30/2022

Deed Volume:

Deed Page:

Instrument: [D222167776](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD BUILDERS INC	4/19/2021	D221109985		
FOSTER FISHCREEK PROPERTIES LP	8/2/2016	D216183678		
MKP DEVELOPMENT LLC	11/14/2014	D214254067		
FOSTER-FISHCREEK PROPERTIES	1/1/2002	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	\$587,500	\$113,500	\$701,000	\$701,000
2024	\$652,500	\$113,500	\$766,000	\$766,000
2023	\$736,500	\$113,500	\$850,000	\$850,000
2022	\$193,871	\$113,500	\$307,371	\$307,371
2021	\$0	\$70,000	\$70,000	\$70,000
2020	\$0	\$70,000	\$70,000	\$70,000

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.