



Address: [1206 VARACRUZ DR](#)
City: ARLINGTON
Georeference: 47709-D-12
Subdivision: WOODS OF TIMBERLAKE ADDN, THE
Neighborhood Code: 1C041C

Latitude: 32.7244907436
Longitude: -97.0551299047
TAD Map: 2132-384
MAPSCO: TAR-084Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODS OF TIMBERLAKE
ADDN, THE Block D Lot 12

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: CBRE INC (12214)

Protest Deadline Date: 5/24/2024

Site Number: 40112233

Site Name: WOODS OF TIMBERLAKE ADDN, THE-D-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,885

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

RESICAP TEXAS OWNER II LLC

Primary Owner Address:

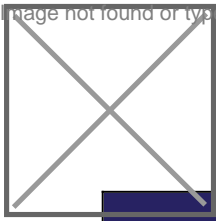
3630 PEACHTREE RD NE SUIT 1500
ATLANTA, GA 30326

Deed Date: 2/18/2022

Deed Volume:

Deed Page:

Instrument: [D222048669](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERSON PROPERTIES LLC	1/19/2022	D222018326		
DAOHEUANG PHOUSONE	6/10/2008	D208321176	0000000	0000000
LEE VAN JAY; LEE VAN P DAOHEUANG	2/21/2003	00164330000133	0016433	0000133
CHOICE HOMES INC	12/3/2002	00161890000009	0016189	0000009
KEN-RAN DEVELOPMENT	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	\$276,528	\$50,000	\$326,528	\$326,528
2024	\$276,528	\$50,000	\$326,528	\$326,528
2023	\$272,000	\$45,000	\$317,000	\$317,000
2022	\$200,395	\$45,000	\$245,395	\$245,395
2021	\$188,408	\$45,000	\$233,408	\$226,791
2020	\$189,303	\$45,000	\$234,303	\$206,174

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.