



**Address:** [1217 VARACRUZ DR](#)  
**City:** ARLINGTON  
**Georeference:** 47709-E-3  
**Subdivision:** WOODS OF TIMBERLAKE ADDN, THE  
**Neighborhood Code:** 1C041C

**Latitude:** 32.7239189836  
**Longitude:** -97.0546202767  
**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 E Lot 3

**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:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$352,648

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

**Site Number:** 40112276

**Site Name:** WOODS OF TIMBERLAKE ADDN, THE-E-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,885

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,663

**Land Acres<sup>\*</sup>:** 0.1300

**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:**

URIA ALEX J  
URIA PETRA B

**Primary Owner Address:**

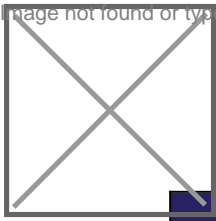
1217 VARACRUZ DR  
ARLINGTON, TX 76010-3537

**Deed Date:** 2/21/2003

**Deed Volume:** 0016433

**Deed Page:** 0000131

**Instrument:** 00164330000131



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	11/26/2002	00161850000111	0016185	0000111
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 <sup>+</sup>
2025	\$302,648	\$50,000	\$352,648	\$328,039
2024	\$302,648	\$50,000	\$352,648	\$298,217
2023	\$286,308	\$45,000	\$331,308	\$271,106
2022	\$201,460	\$45,000	\$246,460	\$246,460
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

- 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.