



**Address:** [1301 LUNA LINDA DR](#)  
**City:** ARLINGTON  
**Georeference:** 31740G-1-21  
**Subdivision:** PARKS AT SUSAN DRIVE, THE  
**Neighborhood Code:** 1C041B

**Latitude:** 32.723064793  
**Longitude:** -97.0542227259  
**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:** PARKS AT SUSAN DRIVE, THE  
Block 1 Lot 21

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40490394

**Site Name:** PARKS AT SUSAN DRIVE, THE-1-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,350

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,451

**Land Acres<sup>\*</sup>:** 0.1940

**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:**

FRAIRE VALERIA

FRAIRE NORA

**Primary Owner Address:**

1301 LUNA LINDA DR  
ARLINGTON, TX 76010

**Deed Date:** 3/9/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220058496](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRAIRE SARAHI	6/12/2006	<a href="#">D206194940</a>	0000000	0000000
KARIMI AKBAR	11/8/2005	<a href="#">D205361068</a>	0000000	0000000
CHOICE HOMES INC	5/3/2005	<a href="#">D205124679</a>	0000000	0000000
SUSAN DRIVE DEVELOPMENT LTD	1/1/2004	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	\$226,374	\$45,000	\$271,374	\$271,374
2024	\$226,374	\$45,000	\$271,374	\$271,374
2023	\$186,001	\$45,000	\$231,001	\$231,001
2022	\$183,094	\$35,000	\$218,094	\$218,094
2021	\$154,286	\$35,000	\$189,286	\$189,286
2020	\$135,137	\$35,000	\$170,137	\$170,137

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.