

Tarrant Appraisal District Property Information | PDF

Account Number: 40490459

Address: 1317 LUNA LINDA DR

City: ARLINGTON

Georeference: 31740G-1-27

Subdivision: PARKS AT SUSAN DRIVE, THE

Neighborhood Code: 1C041B

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

## PROPERTY DATA

Legal Description: PARKS AT SUSAN DRIVE, THE

Block 1 Lot 27

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

**Latitude:** 32.7222217291 **Longitude:** -97.0542365852

**TAD Map:** 2132-384

MAPSCO: TAR-084Q



**Site Number**: 40490459

Site Name: PARKS AT SUSAN DRIVE, THE-1-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,861
Percent Complete: 100%

**Land Sqft\*:** 7,971 **Land Acres\*:** 0.1829

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

Current Owner:
WILSON RODERICK
WILSON VENETIA
Primary Owner Address:
1317 LUNA LINDA DR
ARLINGTON, TX 76010-3718

Deed Date: 1/5/2005

Deed Volume: 0000000

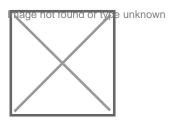
Deed Page: 0000000

Instrument: D205016994

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	7/13/2004	D204220412	0000000	0000000
SUSAN DRIVE DEVELOPMENT LTD	1/1/2004	00000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$302,094	\$45,000	\$347,094	\$347,094
2024	\$302,094	\$45,000	\$347,094	\$347,094
2023	\$247,176	\$45,000	\$292,176	\$292,176
2022	\$209,535	\$35,000	\$244,535	\$244,535
2021	\$204,010	\$35,000	\$239,010	\$239,010
2020	\$177,947	\$35,000	\$212,947	\$212,947

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.