



**Address:** [604 VALENCIA DR](#)  
**City:** ARLINGTON  
**Georeference:** 39762-T-28  
**Subdivision:** SOUTHWIND ADDITION  
**Neighborhood Code:** 1M070D

**Latitude:** 32.5935058744  
**Longitude:** -97.0820252656  
**TAD Map:** 2126-336  
**MAPSCO:** TAR-125D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHWIND ADDITION Block T  
Lot 28

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$436,375

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

**Site Number:** 40705730

**Site Name:** SOUTHWIND ADDITION-T-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,232

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,797

**Land Acres<sup>\*</sup>:** 0.1789

**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:**

HEITMEIER KEN JR  
HEITMEIER DEBORAH

**Primary Owner Address:**

604 VALENCIA DR  
ARLINGTON, TX 76002-3087

**Deed Date:** 2/1/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206033490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY BUILDERS LP	9/8/2005	<a href="#">D205347497</a>	0000000	0000000
KIMBALL HILL HOMES DALLAS LP	1/1/2005	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	\$376,375	\$60,000	\$436,375	\$421,995
2024	\$376,375	\$60,000	\$436,375	\$383,632
2023	\$393,373	\$60,000	\$453,373	\$348,756
2022	\$309,134	\$50,000	\$359,134	\$317,051
2021	\$238,228	\$50,000	\$288,228	\$288,228
2020	\$238,228	\$50,000	\$288,228	\$288,228

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.