



Address: [825 DAWN LIGHT DR](#)
City: ARLINGTON
Georeference: 44073-1-1
Subdivision: SOUTH ARLINGTON ESTATES
Neighborhood Code: 220-MHImpOnly

Latitude: 32.6243190343
Longitude: -97.1182078389
TAD Map: 2114-348
MAPSCO: TAR-110R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH ARLINGTON ESTATES
PAD 22 2004 FLEETWOOD 16 X 76 LB#
PFS0847450 FESTIVAL

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)
State Code: M1
Year Built: 2004
Personal Property Account: N/A
Agent: CAMERON PROPERTY TAX (12191)
Protest Deadline Date: 5/24/2024

Site Number: 40760480
Site Name: SOUTH ARLINGTON ESTATES-22-80
Site Class: M1 - Residential - Mobile Home Imp-Only
Parcels: 1
Approximate Size⁺⁺⁺: 1,216
Percent Complete: 100%
Land Sqft^{*}: 0
Land Acres^{*}: 0.0000
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:
VINCENT 5102 LLC
Primary Owner Address:
107 N MCKINNEY ST SUITE A
RICHARDSON, TX 75081
Deed Date: 8/1/2019
Deed Volume:
Deed Page:
Instrument: 40760480

Previous Owners	Date	Instrument	Deed Volume	Deed Page
USMAN MAY	12/30/2018	MH00715823		
VOJTSEK MIKE EST	10/17/2011	0000000000000000	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	\$12,000	\$0	\$12,000	\$12,000
2024	\$12,000	\$0	\$12,000	\$12,000
2023	\$13,000	\$0	\$13,000	\$13,000
2022	\$15,437	\$0	\$15,437	\$15,437
2021	\$16,239	\$0	\$16,239	\$16,239
2020	\$18,309	\$0	\$18,309	\$18,309

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.