

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40760480

Latitude: 32.6243190343

**TAD Map:** 2114-348 MAPSCO: TAR-110R

Longitude: -97.1182078389

Address: 825 DAWN LIGHT DR

City: ARLINGTON

**Georeference:** 44073-1-1

Subdivision: SOUTH ARLINGTON ESTATES

Neighborhood Code: 220-MHImpOnly

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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:

Site Number: 40760480 CITY OF ARLINGTON (024)

Site Name: SOUTH ARLINGTON ESTATES-22-80 **TARRANT COUNTY (220)** Site Class: M1 - Residential - Mobile Home Imp-Only TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 1,216 MANSFIELD ISD (908) State Code: M1 Percent Complete: 100%

Year Built: 2004 Land Sqft\*: 0

Personal Property Account: N/A Land Acres\*: 0.0000

Agent: CAMERON PROPERTY TAX (12191) Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

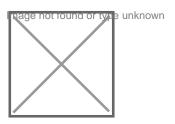
## OWNER INFORMATION

**Current Owner: Deed Date: 8/1/2019** VINCENT 5102 LLC **Deed Volume: Primary Owner Address: Deed Page:** 107 N MCKINNEY ST SUITE A **Instrument: 40760480** RICHARDSON, TX 75081

| Previous Owners  | Date       | Instrument     | Deed Volume | Deed Page |
|------------------|------------|----------------|-------------|-----------|
| USMAN MAY        | 12/30/2018 | MH00715823     |             |           |
| VOJTSEK MIKE EST | 10/17/2011 | 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 | \$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.

## **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.