



Image not found or type unknown

Address: [1205 VARACRUZ DR](#)
City: ARLINGTON
Georeference: 47709-E-13
Subdivision: WOODS OF TIMBERLAKE ADDN, THE
Neighborhood Code: 1C041C

Latitude: 32.7246045932
Longitude: -97.0546056042
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: WOODS OF TIMBERLAKE
ADDN, THE Block E Lot 13

Jurisdictions:

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

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$350,526

Protest Deadline Date: 5/24/2024

Site Number: 40986985

Site Name: WOODS OF TIMBERLAKE ADDN, THE-E-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,756

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

TRAN LAN

Primary Owner Address:

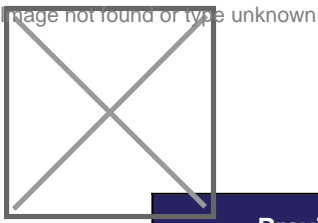
1205 VARACRUZ DR
ARLINGTON, TX 76010

Deed Date: 8/20/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213228438](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAMUEL CUSTOM HOMES LLC	5/1/2013	D213114511	0000000	0000000
KEN-RAN DEVELOPMENT INC	1/1/2006	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 ⁺
2025	\$300,526	\$50,000	\$350,526	\$340,520
2024	\$300,526	\$50,000	\$350,526	\$309,564
2023	\$283,866	\$45,000	\$328,866	\$281,422
2022	\$226,256	\$45,000	\$271,256	\$255,838
2021	\$187,580	\$45,000	\$232,580	\$232,580
2020	\$190,604	\$45,000	\$235,604	\$224,604

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.