



Address: [1203 VARACRUZ DR](#)
City: ARLINGTON
Georeference: 47709-E-15
Subdivision: WOODS OF TIMBERLAKE ADDN, THE
Neighborhood Code: 1C041C

Latitude: 32.7247416171
Longitude: -97.0546021419
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 15

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: 5/1/2025
Notice Value: \$373,986
Protest Deadline Date: 5/24/2024

Site Number: 40987000
Site Name: WOODS OF TIMBERLAKE ADDN, THE-E-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,946
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:
HA NGHIA T
HA THANH V BUI
Primary Owner Address:
1203 VARACRUZ DR
ARLINGTON, TX 76010

Deed Date: 7/3/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213177848](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAMUEL CUSTOM HOMES LLC	4/25/2013	D213105112	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	\$323,986	\$50,000	\$373,986	\$361,108
2024	\$323,986	\$50,000	\$373,986	\$328,280
2023	\$287,762	\$45,000	\$332,762	\$298,436
2022	\$243,536	\$45,000	\$288,536	\$271,305
2021	\$201,641	\$45,000	\$246,641	\$246,641
2020	\$204,891	\$45,000	\$249,891	\$238,438

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.