



**Address:** [1201 VARACRUZ DR](#)  
**City:** ARLINGTON  
**Georeference:** 47709-E-17  
**Subdivision:** WOODS OF TIMBERLAKE ADDN, THE  
**Neighborhood Code:** 1C041C

**Latitude:** 32.724891573  
**Longitude:** -97.0545951986  
**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 17

**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:** NORTH TEXAS PROPERTY TAX SERV (90855)

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

**Site Number:** 40987027  
**Site Name:** WOODS OF TIMBERLAKE ADDN, THE-E-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,594  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,465  
**Land Acres<sup>\*</sup>:** 0.1484

<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:**

CHAU MINH

**Primary Owner Address:**

4116 SAGINAW LN  
CARROLLTON, TX 75010-1187

**Deed Date:** 5/6/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213121538](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORTHAVEN BUILDERS INC	12/18/2012	<a href="#">D212318214</a>	0000000	0000000
KEN-RAN DEVELOPMENT INC	1/1/2006	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 <sup>+</sup>
2025	\$173,900	\$50,000	\$223,900	\$223,900
2024	\$204,100	\$50,000	\$254,100	\$254,100
2023	\$245,800	\$45,000	\$290,800	\$290,800
2022	\$163,108	\$45,000	\$208,108	\$208,108
2021	\$163,108	\$45,000	\$208,108	\$208,108
2020	\$165,737	\$45,000	\$210,737	\$210,737

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.