



**Address:** [9214 WILD RIVER DR](#)  
**City:** ARLINGTON  
**Georeference:** 39762-K-26  
**Subdivision:** SOUTHWIND ADDITION  
**Neighborhood Code:** 1M070D

**Latitude:** 32.5961308942  
**Longitude:** -97.0846459095  
**TAD Map:** 2126-336  
**MAPSCO:** TAR-125D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHWIND ADDITION Block K  
Lot 26

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$366,180

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

**Site Number:** 41103742

**Site Name:** SOUTHWIND ADDITION-K-26

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,849

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,788

**Land Acres<sup>\*</sup>:** 0.1787

**Pool:** N

<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:**

TRAN NANCY NHUNG  
AMIRNOVIN RUSSEL

**Primary Owner Address:**

9214 WILD RIVER DR  
ARLINGTON, TX 76002

**Deed Date:** 3/15/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224045652](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEARD ELIZABETH	12/23/2014	<a href="#">D215003911</a>		
BEARD DUSTIN C;BEARD ELIZABETH	12/23/2008	<a href="#">D209001221</a>	0000000	0000000
KIMBALL HILL HOMES DALLAS LP	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 <sup>+</sup>
2025	\$306,180	\$60,000	\$366,180	\$366,180
2024	\$306,180	\$60,000	\$366,180	\$346,975
2023	\$307,614	\$60,000	\$367,614	\$315,432
2022	\$248,402	\$50,000	\$298,402	\$286,756
2021	\$210,687	\$50,000	\$260,687	\$260,687
2020	\$190,553	\$50,000	\$240,553	\$240,553

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.