



Address: [704 OVERLEAF WAY](#)
City: ARLINGTON
Georeference: 39762N-D-3
Subdivision: SOUTHWIND MEADOWS
Neighborhood Code: 1M070P

Latitude: 32.6014687398
Longitude: -97.079148141
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 MEADOWS Block
D Lot 3

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

State Code: A
Year Built: 2019
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$431,827
Protest Deadline Date: 5/24/2024

Site Number: 800023634
Site Name: SOUTHWIND MEADOWS D 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,226
Percent Complete: 100%
Land Sqft^{*}: 6,898
Land Acres^{*}: 0.1584
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:
SIMS SHEILA TERESA
SIMS VINCENT BRIAN
Primary Owner Address:
704 OVERLEAF WAY
ARLINGTON, TX 76002

Deed Date: 7/19/2019
Deed Volume:
Deed Page:
Instrument: [D219161120](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	7/19/2019	D219161119		

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	\$371,827	\$60,000	\$431,827	\$431,827
2024	\$371,827	\$60,000	\$431,827	\$403,700
2023	\$379,938	\$60,000	\$439,938	\$367,000
2022	\$324,571	\$50,000	\$374,571	\$333,636
2021	\$253,305	\$50,000	\$303,305	\$303,305
2020	\$253,940	\$50,000	\$303,940	\$303,940

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)
- DISABLED VET 70 to 99 PCT 11.22
- HOMESTEAD DISABLED PERSON 11.13 (c)
- DISABLED VET 100 PCT 11.131 - T&P

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.