



Address: [1400 E ROAD TO SIX FLAGS](#)
City: ARLINGTON
Georeference: 1563C-A-22R2B
Subdivision: BALLPARK ESTATES
Neighborhood Code: A1A030C

Latitude: 32.7551510375
Longitude: -97.0893511809
TAD Map: 2120-396
MAPSCO: TAR-069Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BALLPARK ESTATES Block A
Lot 22R2B

Jurisdictions:

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

State Code: A

Year Built: 2023

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$9,359,552

Protest Deadline Date: 5/24/2024

Site Number: 800066191

Site Name: BALLPARK ESTATES Block A Lot 22R2B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 59,964

Percent Complete: 100%

Land Sqft^{*}: 63,575

Land Acres^{*}: 1.4595

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:

TRIO LEGACY LLC

Primary Owner Address:

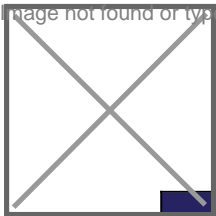
5016 HIDDEN OAKS LN
ARLINGTON, TX 76017

Deed Date: 12/31/2024

Deed Volume:

Deed Page:

Instrument: [D225015147](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORENO CARMENZA MARIA	11/12/2024	D224203539		
PEAK BALLPARK ESTATES LLC	8/2/2021	D221175051		

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	\$9,105,252	\$254,300	\$9,359,552	\$9,359,552
2024	\$3,647,086	\$254,300	\$3,901,386	\$3,901,386
2023	\$0	\$254,300	\$254,300	\$254,300
2022	\$0	\$254,300	\$254,300	\$254,300
0	\$0	\$0	\$0	\$0

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.