07-27-2025

Land Sqft<sup>\*</sup>: 2,831 Land Acres<sup>\*</sup>: 0.0650 Pool: N

**City: ARLINGTON** 

Address: 702 YELLOW WARBLER WAY

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LOCATION

Georeference: 23274-2-11 Subdivision: LAKESIDE AT VIRIDIAN Neighborhood Code: 3T020C

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

## **PROPERTY DATA**

Legal Description: LAKESIDE AT VIRIDIAN Block 2 Lot 11 Jurisdictions: CITY OF ARLINGTON (024) **TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** VIRIDIAN MUNICIPAL MGMT DIST (420) VIRIDIAN PID #1 (625) HURST-EULESS-BEDFORD ISD (916) State Code: A Year Built: 2023 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$524.682 Protest Deadline Date: 8/16/2024

Site Number: 800081729 Site Name: LAKESIDE AT VIRIDIAN Block 2 Lot 11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,074 Percent Complete: 100%

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

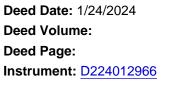
**Current Owner:** SHENTWU KYLIE ANN

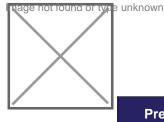
**Primary Owner Address:** 702 YELLOW WARBLER WAY ARLINGTON, TX 76005

**Tarrant Appraisal District** Property Information | PDF Account Number: 42967609

Latitude: 32.7887866138 Longitude: -97.0958872956 **TAD Map:** 2120-404 MAPSCO: TAR-069F







Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	7/21/2023	D223129433		

## 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	\$449,682	\$75,000	\$524,682	\$524,682
2024	\$449,682	\$75,000	\$524,682	\$512,682
2023	\$0	\$52,500	\$52,500	\$52,500
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**

• 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.