

LOCATION

Address: [312 S FIELDER RD](#)

City: ARLINGTON

Georeference: 42407-1-6

Subdivision: TRACEY ANN TOWNHOUSE ADDITION

Neighborhood Code: A1A010Q

Latitude: 32.7337801867

Longitude: -97.1322033589

TAD Map: 2108-388

MAPSCO: TAR-082K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRACEY ANN TOWNHOUSE
ADDITION Block 1 Lot 6

Jurisdictions:

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05584523

Site Name: TRACEY ANN TOWNHOUSE ADDITION-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,515

Percent Complete: 100%

Land Sqft^{*}: 6,440

Land Acres^{*}: 0.1478

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:

GARZA MELISSA

Primary Owner Address:

312 S FIELDER RD

ARLINGTON, TX 76013-1738

Deed Date: 6/27/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205189947](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------|-------------|-----------|
| THOMAS MICHAEL W | 5/16/2003 | 00167450000354 | 0016745 | 0000354 |
| DEREUS ARLENE A | 11/21/1988 | 00094440000094 | 0009444 | 0000094 |
| FEDERAL NATIONAL MTG ASSN | 9/7/1988 | 00094000000873 | 0009400 | 0000873 |
| CITY FEDERAL SAVINGS BANK | 9/6/1988 | 00093790001055 | 0009379 | 0001055 |
| OWENS COVELE;OWENS DONALD T JR | 9/25/1985 | 00083190001009 | 0008319 | 0001009 |
| HURM RALPH G | 1/1/1984 | 00000000000000 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$161,836 | \$50,000 | \$211,836 | \$142,549 |
| 2023 | \$180,107 | \$35,000 | \$215,107 | \$129,590 |
| 2022 | \$132,256 | \$35,000 | \$167,256 | \$117,809 |
| 2021 | \$127,000 | \$18,000 | \$145,000 | \$107,099 |
| 2020 | \$127,000 | \$18,000 | \$145,000 | \$97,363 |

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.