



## LOCATION

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**Address:** [716 PARKFORD LN](#)

**City:** ARLINGTON

**Georeference:** 39556C-20-9

**Subdivision:** SOUTH RIDGE HILLS ADDITION

**Neighborhood Code:** 1M020I

**Latitude:** 32.6209343943

**Longitude:** -97.1163424844

**TAD Map:** 2114-344

**MAPSCO:** TAR-110R



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** SOUTH RIDGE HILLS  
ADDITION Block 20 Lot 9

**Jurisdictions:**

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07357508

**Site Name:** SOUTH RIDGE HILLS ADDITION-20-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,738

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,401

**Land Acres<sup>\*</sup>:** 0.1239

**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

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**Current Owner:**

JARRAR SAED

**Primary Owner Address:**

716 PARKFORD LN  
ARLINGTON, TX 76001

**Deed Date:** 3/27/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220074695](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESCOBAR DANIEL MONTESINOS;VALENZUELA MIRIAN	12/31/2019	<a href="#">D220002450</a>		
HERNANDEZ JOSE M	9/26/2005	<a href="#">D205291710</a>	0000000	0000000
KBONE INC	3/31/2000	00142900000524	0014290	0000524
KARUFMAN & BROAD LONE STAR LP	2/15/2000	00145330000225	0014533	0000225
IFS SOUTHRIDGE INVESTORS LP	7/1/1999	00139000000518	0013900	0000518
SOUTH RIDGE JV 1	1/1/1999	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$248,463	\$55,000	\$303,463	\$303,463
2023	\$331,136	\$55,000	\$386,136	\$319,850
2022	\$294,989	\$40,000	\$334,989	\$290,773
2021	\$224,339	\$40,000	\$264,339	\$264,339
2020	\$202,546	\$40,000	\$242,546	\$242,546

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.