



LOCATION

Address: [702 PARKFORD LN](#)
City: ARLINGTON
Georeference: 39556C-20-14
Subdivision: SOUTH RIDGE HILLS ADDITION
Neighborhood Code: 1M020I

Latitude: 32.6201984674
Longitude: -97.1163528405
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

Legal Description: SOUTH RIDGE HILLS
ADDITION Block 20 Lot 14

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07357559

Site Name: SOUTH RIDGE HILLS ADDITION-20-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,171

Percent Complete: 100%

Land Sqft^{*}: 5,327

Land Acres^{*}: 0.1222

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:

CANELOS JORGE L

Primary Owner Address:

702 PARKFORD LN
ARLINGTON, TX 76001-7366

Deed Date: 10/4/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204325857](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K B HOME LONE STAR LP	12/10/2001	00153770000318	0015377	0000318
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$285,049	\$55,000	\$340,049	\$316,966
2023	\$291,904	\$55,000	\$346,904	\$288,151
2022	\$260,159	\$40,000	\$300,159	\$261,955
2021	\$198,141	\$40,000	\$238,141	\$238,141
2020	\$179,006	\$40,000	\$219,006	\$219,006

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.