

Sevier (078)
Tax Year 2026 | Reappraisal 2026

Jan 1 Owner
 TRUONG TRANG
 3400 EDGEWATER CT
 ARLINGTON TX 76016

Current Owner
TOP OF THE WORLD DR 2324
 Ctrl Map: 085F Group: A Parcel: 001.00 Pl: SI: 098

Value Information

Land Market Value: \$100,000
Improvement Value: \$500,600
Total Market Appraisal: \$600,600
Assessment Percentage: 40%
Assessment: \$240,240

Subdivision Data

Subdivision:
 LEGACY MOUNTAIN UNIT 1
Plat Book: LM6 **Plat Page:** 33 **Block:** **Lot:** 98

Additional Information

General Information

Class: 08 - Commercial **City #:** **City:**
Special Service District 1: 000 **Special Service District 2:** 000
District: 13 **Neighborhood:** P03
Number of Buildings: 1 **Number of Mobile Homes:** 0
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL **Utilities - Electricity:** 01 - PUBLIC
Utilities - Gas/Gas Type: 00 - NONE **Zoning:** A-1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	HOT - HOT TUB		1
1	WDK - WOOD DECK	IRR	216

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** 0 **Total Land Units:** 1

Land Code	Soil Class	Units
06 - RES RESORT		1.00

Residential Building #: 1

Improvement Type:
 03 - SPECIAL_RES
Exterior Wall:
 05 - SIDING ABOVE AVG
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 2+ - ABOVE AVERAGE +
Square Feet of Living Area:
 1193
Foundation:
 04 - SPECIAL FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 04 - ABOVE AVG
Interior Finish:
 13 - PANELING CUSTOM
Bath Tiles:
 01 - FLOOR ONLY
Shape:
 02 - L-SHAPED

Building Sketch



Stories:
 2.00
Actual Year Built:
 2007
Plumbing Fixtures:
 8
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 11 - CARPET COMBINATION
Paint/Decor:
 04 - ABOVE AVERAGE
Electrical:
 04 - ABOVE AVG
Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	918
BMF - BASEMENT FINISHED	918
OPF - OPEN PORCH FINISHED	48
OPF - OPEN PORCH FINISHED	216
USL - UPPER STORY LOW	918

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/31/2023	\$855,000	6333	77	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
5/19/2016	\$280,000	4724	309	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
10/27/2009	\$255,000	3442	273	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
9/4/2009	\$0	3412	594		-	-
2/2/2006	\$150,000	2458	770	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
11/13/2003	\$0	1836	246		-	-