



LOCATION

Address: [2700 PARK RUN DR](#)
City: ARLINGTON
Georeference: 44722H-1-9
Subdivision: VILLAS ON THE PARC ADDITION
Neighborhood Code: 1L040L

Latitude: 32.6994226969
Longitude: -97.1688842813
TAD Map: 2096-372
MAPSCO: TAR-095B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAS ON THE PARC
ADDITION Block 1 Lot 9

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06942164

Site Name: VILLAS ON THE PARC ADDITION-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,452

Percent Complete: 100%

Land Sqft^{*}: 8,799

Land Acres^{*}: 0.2020

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:

CECILIA NGUYEN LIVING TRUST

Primary Owner Address:

2700 PARK RUN DR
ARLINGTON, TX 76016

Deed Date: 12/15/2022

Deed Volume:

Deed Page:

Instrument: [D223068897](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN CECILIA HUYEN	2/5/2022	D222037528		
NGUYEN CECILIA HUYEN;NGUYEN LOUIS LY	4/24/2019	D219086077		
MADRINAN L RESTREPO;MADRINAN R	8/27/2012	D212217913	0000000	0000000
MADRINAN LILIANA;MADRINAN RODOLFO	9/19/2005	D205298599	0000000	0000000
INDUSTRIALIZED BUILDING SYS	11/1/2004	D204344929	0000000	0000000
CRUZ SUZANNE	12/22/2000	00146720000382	0014672	0000382
MUNIR HOMES INC	7/12/1999	00139190000512	0013919	0000512
VILLAS ON THE PARC LTD	1/1/1996	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	\$398,000	\$110,000	\$508,000	\$508,000
2023	\$478,228	\$110,000	\$588,228	\$499,821
2022	\$344,383	\$110,000	\$454,383	\$454,383
2021	\$345,996	\$80,000	\$425,996	\$425,996
2020	\$334,325	\$80,000	\$414,325	\$414,325

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

There are no exemptions for this property

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.