

LOCATION

Address: [1404 EVERT CT](#)
City: ARLINGTON
Georeference: 24505T-1-17
Subdivision: LYNN CREEK ESTATES
Neighborhood Code: 1M060G

Latitude: 32.6332664187
Longitude: -97.0932935592
TAD Map: 2126-348
MAPSCO: TAR-111L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LYNN CREEK ESTATES Block 1
 Lot 17

Jurisdictions:

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

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800052351
Site Name: LYNN CREEK ESTATES 1 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,581
Percent Complete: 100%
Land Sqft^{*}: 15,000
Land Acres^{*}: 0.3444
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:

NGUYEN THIEN HAI
 NGUYEN THIEN-THU THI

Primary Owner Address:

1404 EVERT CT
 ARLINGTON, TX 76002

Deed Date: 5/21/2021
Deed Volume:
Deed Page:
Instrument: [D221149702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MSAND BUILD LLC	8/25/2020	D220214800		

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	\$421,000	\$90,000	\$511,000	\$430,909
2023	\$422,891	\$90,000	\$512,891	\$391,735
2022	\$266,123	\$90,000	\$356,123	\$356,123
2021	\$67,373	\$90,000	\$157,373	\$157,373
0	\$0	\$0	\$0	\$0

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.