



Address: [1204 CEDAR BRUSH TR](#)
City: ARLINGTON
Georeference: 830-15-3
Subdivision: ARKANSAS HEIGHTS ADDITION
Neighborhood Code: 1S010A

Latitude: 32.7014713974
Longitude: -97.0920253466
TAD Map: 2120-376
MAPSCO: TAR-097C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARKANSAS HEIGHTS
ADDITION Block 15 Lot 3

Jurisdictions:

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

State Code: A

Year Built: 1968

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00054720

Site Name: ARKANSAS HEIGHTS ADDITION-15-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,140

Percent Complete: 100%

Land Sqft^{*}: 8,125

Land Acres^{*}: 0.1865

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:

COFFMAN MATTHEW

Primary Owner Address:

1204 CEDAR BRUSH TRL
ARLINGTON, TX 76014

Deed Date: 11/1/2021

Deed Volume:

Deed Page:

Instrument: [D221321529](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAWSON PAMELA	2/19/2020	D220039990		
HEB HOMES LLC	2/18/2020	D220039989		
SMITH TERESA	4/2/2012	D212112220	0000000	0000000
SMITH JON EARL	11/1/2006	D207071399	0000000	0000000
SMITH TERESA	3/25/2001	D205173249	0000000	0000000
LIVINGSTON JOYCE DARLENE	8/5/1993	D201131048	0000000	0000000
LIVINGSTONE JOYCE M;LIVINGSTONE NORMAN	2/23/1987	00089220001118	0008922	0001118
MANIS CHARLES V	12/31/1900	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	\$106,849	\$73,125	\$179,974	\$179,974
2024	\$106,849	\$73,125	\$179,974	\$179,974
2023	\$117,228	\$35,000	\$152,228	\$152,228
2022	\$97,959	\$35,000	\$132,959	\$132,959
2021	\$89,204	\$35,000	\$124,204	\$124,204
2020	\$101,140	\$35,000	\$136,140	\$110,642

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.