



**Address:** [1300 CEDAR BRUSH TR](#)  
**City:** ARLINGTON  
**Georeference:** 830-15-6  
**Subdivision:** ARKANSAS HEIGHTS ADDITION  
**Neighborhood Code:** 1S010A

**Latitude:** 32.7014698508  
**Longitude:** -97.091387737  
**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 6

**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:** 00054755

**Site Name:** ARKANSAS HEIGHTS ADDITION-15-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,394

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,125

**Land Acres<sup>\*</sup>:** 0.1865

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TORRES JESUS

**Primary Owner Address:**

5902 KING WILLIAM DR  
ARLINGTON, TX 76018-5302

**Deed Date:** 5/17/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216114619](#)

| Previous Owners                | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| WELLS FARGO BANK NA            | 4/5/2016  | <a href="#">D216076159</a> |             |           |
| CUSICK MICHAEL W EST           | 2/16/2000 | <a href="#">D204247671</a> | 0000000     | 0000000   |
| CUSICK JUDY L;CUSICK MICHAEL W | 10/2/1996 | 00125420001623             | 0012542     | 0001623   |
| SUNDY DENNIS PAUL              | 5/12/1986 | 00085440001121             | 0008544     | 0001121   |

## 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$120,362          | \$73,125    | \$193,487    | \$193,487                    |
| 2024 | \$120,362          | \$73,125    | \$193,487    | \$193,487                    |
| 2023 | \$132,142          | \$35,000    | \$167,142    | \$167,142                    |
| 2022 | \$110,214          | \$35,000    | \$145,214    | \$145,214                    |
| 2021 | \$100,240          | \$35,000    | \$135,240    | \$135,240                    |
| 2020 | \$113,437          | \$35,000    | \$148,437    | \$148,437                    |

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.