



Address: [1302 CEDAR BRUSH TR](#)
City: ARLINGTON
Georeference: 830-15-7
Subdivision: ARKANSAS HEIGHTS ADDITION
Neighborhood Code: 1S010A

Latitude: 32.701468635
Longitude: -97.0911737873
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 7

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

Notice Sent Date: 4/15/2025

Notice Value: \$196,902

Protest Deadline Date: 5/24/2024

Site Number: 00054763

Site Name: ARKANSAS HEIGHTS ADDITION-15-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,501

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:

TO THUY LINH

Primary Owner Address:

1302 CEDAR BRUSH TRL
ARLINGTON, TX 76014

Deed Date: 7/5/2016

Deed Volume:

Deed Page:

Instrument: [D216162973](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUEST IRA INC	1/22/2016	D216016444		
ARFERRO INVESTMENTS LLC	12/28/2015	D216000454		
BRUENIG BILLIE	10/20/1999	000000000000000	0000000	0000000
BRUENIG WILLIAM L	12/31/1900	000000000000000	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	\$123,777	\$73,125	\$196,902	\$196,902
2024	\$123,777	\$73,125	\$196,902	\$179,185
2023	\$136,054	\$35,000	\$171,054	\$162,895
2022	\$113,086	\$35,000	\$148,086	\$148,086
2021	\$102,617	\$35,000	\$137,617	\$136,861
2020	\$89,419	\$35,000	\$124,419	\$124,419

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.