



**Address:** [1306 CEDAR BRUSH TR](#)  
**City:** ARLINGTON  
**Georeference:** 830-15-9  
**Subdivision:** ARKANSAS HEIGHTS ADDITION  
**Neighborhood Code:** 1S010A

**Latitude:** 32.7014635818  
**Longitude:** -97.0907568971  
**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 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:** 1968  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00054798  
**Site Name:** ARKANSAS HEIGHTS ADDITION-15-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,630  
**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:**  
NGUYEN MICHAEL  
**Primary Owner Address:**  
PO BOX 122562  
ARLINGTON, TX 76012

**Deed Date:** 2/25/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205058898](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHERWOOD CAROL ANN	11/9/2003	0000000000000000	0000000	0000000
SHERWOOD CHAS E EST	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$182,667	\$73,125	\$255,792	\$255,792
2024	\$182,667	\$73,125	\$255,792	\$255,792
2023	\$199,437	\$35,000	\$234,437	\$234,437
2022	\$148,222	\$35,000	\$183,222	\$183,222
2021	\$135,147	\$35,000	\$170,147	\$170,147
2020	\$135,043	\$35,000	\$170,043	\$170,043

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

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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.