



**Address:** [1204 THANNISCH CT](#)  
**City:** ARLINGTON  
**Georeference:** 1350-4-2A2  
**Subdivision:** AVONDALE PLACE ADDITION  
**Neighborhood Code:** 1X040D

**Latitude:** 32.7535561728  
**Longitude:** -97.1058251702  
**TAD Map:** 2120-392  
**MAPSCO:** TAR-083A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** AVONDALE PLACE ADDITION  
Block 4 Lot 2A2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1958

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$266,084

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00104426

**Site Name:** AVONDALE PLACE ADDITION-4-2A2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,077

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,280

**Land Acres<sup>\*</sup>:** 0.1901

**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:**

KUMAR KARAN

**Primary Owner Address:**

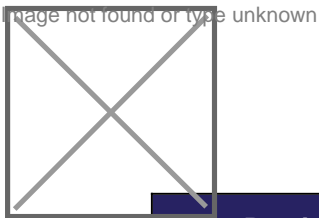
33839 FARMHOUSE ST  
FREMONT, CA 94555

**Deed Date:** 1/26/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224039808](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOWMAN JENNIFER	12/21/2022	<a href="#">D222292333</a>		
DOORVEST HOLDINGS I LLC	5/18/2022	<a href="#">D222132573</a>		
OFF MARKET LLC	5/18/2022	<a href="#">D222132162</a>		
DAVIDSON LEONA K	5/8/2015	<a href="#">D215228453</a>		
PHELPS RUTHIE MAE EST	3/4/1996	<a href="#">D208333098</a>	0000000	0000000
PHELPS WILLIE L EST	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 <sup>+</sup>
2025	\$173,032	\$33,123	\$206,155	\$206,155
2024	\$232,961	\$33,123	\$266,084	\$266,084
2023	\$235,041	\$33,123	\$268,164	\$268,164
2022	\$202,054	\$33,123	\$235,177	\$235,177
2021	\$172,662	\$33,123	\$205,785	\$205,785
2020	\$148,182	\$33,123	\$181,305	\$181,305

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.