



Address: [1213 ALTMAN DR](#)
City: ARLINGTON
Georeference: 1350-5-12ER
Subdivision: AVONDALE PLACE ADDITION
Neighborhood Code: 1X040D

Latitude: 32.7549128471
Longitude: -97.1040226614
TAD Map: 2120-396
MAPSCO: TAR-069X



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 5 Lot 12ER

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: PEYCO SOUTHWEST REALTY INC (00506)
Notice Sent Date: 4/15/2025
Notice Value: \$175,000
Protest Deadline Date: 5/24/2024

Site Number: 00105147
Site Name: AVONDALE PLACE ADDITION-5-12ER
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 957
Percent Complete: 100%
Land Sqft^{*}: 13,503
Land Acres^{*}: 0.3100
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:
YAGOHOUK KOHANNIM & BEVIN KOHANNIM-PANBECHI JOINT LIVING TRUST
Primary Owner Address:
7240 RETTA MANSFIELD RD
MANSFIELD, TX 76063
Deed Date: 2/1/2025
Deed Volume:
Deed Page:
Instrument: [D225018310](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOHANNIM YAGHOUB	2/10/2004	D204061046	0000000	0000000
GODFREY CLYDE	6/26/1989	00096310001944	0009631	0001944
SEAY DOUGLAS;SEAY MARGIE	9/12/1985	00083060002172	0008306	0002172
DODSON C T	9/11/1985	00083060002170	0008306	0002170

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	\$120,986	\$54,014	\$175,000	\$175,000
2024	\$120,986	\$54,014	\$175,000	\$175,000
2023	\$116,986	\$54,014	\$171,000	\$171,000
2022	\$99,986	\$54,014	\$154,000	\$154,000
2021	\$82,255	\$54,014	\$136,269	\$136,269
2020	\$82,255	\$54,014	\$136,269	\$136,269

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.