



Address: [1916 BAYWOOD LN](#)
City: ARLINGTON
Georeference: 3305-10-8
Subdivision: BRANDYRIDGE
Neighborhood Code: 1S010J

Latitude: 32.6859052768
Longitude: -97.0789106513
TAD Map: 2126-368
MAPSCO: TAR-097M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRANDYRIDGE Block 10 Lot 8

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$269,772

Protest Deadline Date: 5/24/2024

Site Number: 00257044

Site Name: BRANDYRIDGE-10-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,741

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1652

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:

PHAN BRIAN GIA DUY

Primary Owner Address:

1916 BAYWOOD LN
ARLINGTON, TX 76014

Deed Date: 11/26/2024

Deed Volume:

Deed Page:

Instrument: [D224213590](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN CHANH B;PHAN LINH M TRAN	3/4/2009	D209060700	0000000	0000000
PHAN GINA T;PHAN STEVEN	9/29/1993	00112620002145	0011262	0002145
BELCHER MARY;BELCHER WILLIAM	6/22/1985	00082230000634	0008223	0000634
POWERS MICHAEL NEIL	12/31/1900	00000000000000	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	\$204,972	\$64,800	\$269,772	\$269,772
2024	\$204,972	\$64,800	\$269,772	\$269,772
2023	\$234,804	\$35,000	\$269,804	\$269,804
2022	\$198,163	\$35,000	\$233,163	\$233,163
2021	\$182,274	\$35,000	\$217,274	\$217,274
2020	\$150,592	\$35,000	\$185,592	\$185,592

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.