



**Address:** [1120 PLEASANT VALLEY LN](#)  
**City:** ARLINGTON  
**Georeference:** 16153-1-6  
**Subdivision:** GREAT WESTERN ESTATES  
**Neighborhood Code:** M1A05W

**Latitude:** 32.6901202674  
**Longitude:** -97.1256078428  
**TAD Map:** 2114-372  
**MAPSCO:** TAR-096G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GREAT WESTERN ESTATES  
Block 1 Lot 6

**Jurisdictions:**

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

**State Code:** B

**Year Built:** 1980

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01095935

**Site Name:** GREAT WESTERN ESTATES-1-6

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,806

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,405

**Land Acres<sup>\*</sup>:** 0.1470

**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:**

NGUYEN VAN

**Primary Owner Address:**

2329 TABLE ROCK CT  
ARLINGTON, TX 76006-2761

**Deed Date:** 9/28/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215221772](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARRINGTON ALEXANDER MGT LLC	4/5/2012	<a href="#">D212294530</a>	0000000	0000000
CONRAD CONSULTING LLC	3/6/2012	<a href="#">D212070726</a>	0000000	0000000
HAILE ELEZA AMBAIY;HAILE YOSAB	3/15/2007	<a href="#">D207100239</a>	0000000	0000000
KLIEM BERND W;KLIEM DORA L	9/22/1992	00107920000431	0010792	0000431
BANK ONE TEXAS	4/7/1992	00106020001783	0010602	0001783
COOPER JAMES N	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 <sup>+</sup>
2025	\$267,472	\$35,000	\$302,472	\$302,472
2024	\$267,472	\$35,000	\$302,472	\$302,472
2023	\$252,011	\$35,000	\$287,011	\$287,011
2022	\$176,871	\$35,000	\$211,871	\$211,871
2021	\$176,871	\$35,000	\$211,871	\$211,871
2020	\$141,221	\$35,000	\$176,221	\$176,221

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.