



**Address:** [1304 COLONIAL CT](#)  
**City:** ARLINGTON  
**Georeference:** 16765-5-2  
**Subdivision:** HALL & PHILLIPS ADDITION  
**Neighborhood Code:** 1C200G

**Latitude:** 32.7227658879  
**Longitude:** -97.133910292  
**TAD Map:** 2108-384  
**MAPSCO:** TAR-082P



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** HALL & PHILLIPS ADDITION  
Block 5 Lot 2

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

**State Code:** A  
**Year Built:** 1960  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$300,915  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01148443  
**Site Name:** HALL & PHILLIPS ADDITION-5-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,761  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,423  
**Land Acres<sup>\*</sup>:** 0.3081  
**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:**  
SAMPLEY JESSIE ANNETTE  
**Primary Owner Address:**  
1304 COLONIAL CT  
ARLINGTON, TX 76013-6402

**Deed Date:** 8/26/1998  
**Deed Volume:** 0013405  
**Deed Page:** 0000368  
**Instrument:** 00134050000368

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAMPLEY MELVIN C	12/31/1900	0000000000000000	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	\$217,492	\$83,423	\$300,915	\$300,915
2024	\$217,492	\$83,423	\$300,915	\$279,096
2023	\$230,610	\$73,423	\$304,033	\$253,724
2022	\$182,871	\$53,424	\$236,295	\$230,658
2021	\$186,162	\$40,000	\$226,162	\$209,689
2020	\$150,626	\$40,000	\$190,626	\$190,626

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

- HOMESTEAD GENERAL 11.13(b)

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.