



Address: [1201 COLONIAL CT](#)
City: ARLINGTON
Georeference: 16765-6-1
Subdivision: HALL & PHILLIPS ADDITION
Neighborhood Code: 1C200G

Latitude: 32.7245178213
Longitude: -97.1332974902
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 6 Lot 1

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$312,525

Protest Deadline Date: 5/24/2024

Site Number: 01148494

Site Name: HALL & PHILLIPS ADDITION-6-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,850

Percent Complete: 100%

Land Sqft^{*}: 14,946

Land Acres^{*}: 0.3431

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:

LUTZ NORMAN F
LUTZ JOYCE B

Primary Owner Address:

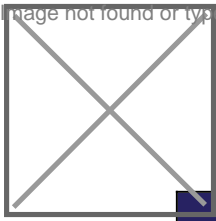
1201 COLONIAL CT
ARLINGTON, TX 76013

Deed Date: 3/15/2017

Deed Volume:

Deed Page:

Instrument: [D217059472](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VANDEBURG DANNY R	6/30/2008	D208394256	0000000	0000000
ASKEW ROBERT B	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 ⁺
2025	\$227,579	\$84,946	\$312,525	\$312,525
2024	\$227,579	\$84,946	\$312,525	\$288,936
2023	\$241,358	\$74,946	\$316,304	\$262,669
2022	\$187,010	\$55,001	\$242,011	\$238,790
2021	\$194,618	\$40,000	\$234,618	\$217,082
2020	\$157,347	\$40,000	\$197,347	\$197,347

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.