



**Address:** [1709 COTTONWOOD ST](#)  
**City:** ARLINGTON  
**Georeference:** 17390-1-20  
**Subdivision:** HARVEST HILLS ADDITION  
**Neighborhood Code:** 1S010A

**Latitude:** 32.7026204996  
**Longitude:** -97.0839754094  
**TAD Map:** 2126-376  
**MAPSCO:** TAR-097D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HARVEST HILLS ADDITION  
Block 1 Lot 20 50% UNDIVIDED INTEREST

|   |  |
|---|--|
| <b>Jurisdictions:</b>                   | <b>Site Number:</b> 01185497   |
| CITY OF ARLINGTON (024)                 | <b>Site Name:</b> HARVEST HILLS ADDITION 1 20 50% UNDIVIDED INTEREST |
| TARRANT COUNTY (220)                    | <b>Site Class:</b> A1 - Residential - Single Family                  |
| TARRANT COUNTY HOSPITAL (224)           | <b>Parcels:</b> 2  |
| TARRANT COUNTY COLLEGE (225)            | <b>Approximate Size<sup>+++</sup>:</b> 1,288                         |
| ARLINGTON ISD (901)                     | <b>Percent Complete:</b> 100%  |
| <b>State Code:</b> A                    | <b>Land Sqft<sup>*</sup>:</b> 7,475                                  |
| <b>Year Built:</b> 1970                 | <b>Land Acres<sup>*</sup>:</b> 0.1716                                |
| <b>Personal Property Account:</b> N/A   | <b>Pool:</b> N   |
| <b>Agent:</b> None                      |  |
| <b>Notice Sent Date:</b> 4/15/2025      |  |
| <b>Notice Value:</b> \$94,633           |  |
| <b>Protest Deadline Date:</b> 5/24/2024 |  |

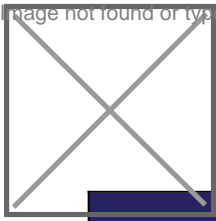
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
NGUYEN VIET NAM  
**Primary Owner Address:**  
1709 COTTONWOOD ST  
ARLINGTON, TX 76014-1526

**Deed Date:** 1/1/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D194219532](#)



| Previous Owners                 | Date       | Instrument       | Deed Volume | Deed Page |
|---------------------------------|------------|------------------|-------------|-----------|
| NGUYEN N T DIEP;NGUYEN VIET NAM | 9/26/1994  | 00117470000318   | 0011747     | 0000318   |
| HINTON BETSY L;HINTON MATTHEW J | 2/10/1993  | 00109510000214   | 0010951     | 0000214   |
| SNELL GEORGE B JR               | 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 | \$60,995           | \$33,638    | \$94,633     | \$94,633                     |
| 2024 | \$60,995           | \$33,638    | \$94,633     | \$88,837                     |
| 2023 | \$66,818           | \$17,500    | \$84,318     | \$80,761                     |
| 2022 | \$55,919           | \$17,500    | \$73,419     | \$73,419                     |
| 2021 | \$50,958           | \$17,500    | \$68,458     | \$68,458                     |
| 2020 | \$56,772           | \$17,500    | \$74,272     | \$69,291                     |

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.