



**Address:** [422 PILANT ST](#)  
**City:** ARLINGTON  
**Georeference:** 18110-23-9  
**Subdivision:** HIGHLAND PARK ADDITION-ARLNGTN  
**Neighborhood Code:** 1C010D

**Latitude:** 32.7322759664  
**Longitude:** -97.0833343002  
**TAD Map:** 2126-384  
**MAPSCO:** TAR-083M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIGHLAND PARK ADDITION-  
ARLNGTN Block 23 Lot 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1954

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$255,525

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

**Site Number:** 01250493

**Site Name:** HIGHLAND PARK ADDITION-ARLNGTN-23-9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,129

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

DURAN JUAN

**Primary Owner Address:**

422 PILANT ST  
ARLINGTON, TX 76010

**Deed Date:** 4/23/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221114243](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASIAS VICTORIA ESTHER	12/22/2017	<a href="#">D217295460</a>		
M633 INV LLC	7/28/2017	<a href="#">D217176434</a>		
TEXAN MUTUAL LLC	7/27/2017	<a href="#">D217176419</a>		
C&C RESIDENTIAL PROPERTIES INC	7/13/2017	<a href="#">D217161322</a>		
DUNN DOUGLAS S;DUNN SHIRLEY I	4/25/2000	00143230000479	0014323	0000479
MORRISON DENNIS W	11/14/1988	00091620001915	0009162	0001915
MORRISON AARON W;MORRISON MARTHA	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	\$215,525	\$40,000	\$255,525	\$255,525
2024	\$215,525	\$40,000	\$255,525	\$240,704
2023	\$184,689	\$40,000	\$224,689	\$218,822
2022	\$168,929	\$30,000	\$198,929	\$198,929
2021	\$119,316	\$30,000	\$149,316	\$142,900
2020	\$99,909	\$30,000	\$129,909	\$129,909

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.