



**Address:** [1901 AVALON LN](#)  
**City:** ARLINGTON  
**Georeference:** 22880-A-27  
**Subdivision:** KNOTTINGHAM ADDITION  
**Neighborhood Code:** 1S010A

**Latitude:** 32.6989529492  
**Longitude:** -97.0784985601  
**TAD Map:** 2126-372  
**MAPSCO:** TAR-097D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KNOTTINGHAM ADDITION  
Block A Lot 27

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1971

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 01513923

**Site Name:** KNOTTINGHAM ADDITION-A-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,950

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,200

**Land Acres<sup>\*</sup>:** 0.3260

**Pool:** Y

<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:**

GARCIA YANN

**Primary Owner Address:**

1901 AVALON LN  
ARLINGTON, TX 76014-1616

**Deed Date:** 1/10/2012

**Deed Volume:**

**Deed Page:**

**Instrument:** 233-496832-11

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA JAILAN;GARCIA YANN	1/17/2007	<a href="#">D207034387</a>	0000000	0000000
CARSON & CARSON LTD	7/28/2005	<a href="#">D205224122</a>	0000000	0000000
MCDANIEL CASSANDRA	9/12/2002	00159790000131	0015979	0000131
CANNON R JAY	1/1/1982	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	\$161,800	\$94,200	\$256,000	\$256,000
2024	\$161,800	\$94,200	\$256,000	\$256,000
2023	\$198,000	\$35,000	\$233,000	\$233,000
2022	\$160,906	\$35,000	\$195,906	\$195,906
2021	\$126,060	\$35,000	\$161,060	\$161,060
2020	\$150,000	\$35,000	\$185,000	\$185,000

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.