



Address: [2002 SAN JACINTO DR](#)
City: ARLINGTON
Georeference: 23430-2-21
Subdivision: LAMAR ADDITION
Neighborhood Code: 1X110M

Latitude: 32.7671643069
Longitude: -97.1266343991
TAD Map: 2114-400
MAPSCO: TAR-068U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAMAR ADDITION Block 2 Lot 21

Jurisdictions:

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

State Code: A

Year Built: 1973

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$266,236

Protest Deadline Date: 5/24/2024

Site Number: 01579878

Site Name: LAMAR ADDITION-2-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,764

Percent Complete: 100%

Land Sqft^{*}: 9,375

Land Acres^{*}: 0.2152

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:

NGUYEN PHI

Primary Owner Address:

2002 SAN JACINTO DR
ARLINGTON, TX 76012

Deed Date: 1/18/2017

Deed Volume:

Deed Page:

Instrument: [D217013038](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RODRIGUEZ TRINI	10/13/2016	D216242143		
STERN MARY E	6/30/1983	0000000000000000	0000000	0000000
OKERLUND MARY E	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 ⁺
2025	\$216,236	\$50,000	\$266,236	\$266,236
2024	\$216,236	\$50,000	\$266,236	\$252,890
2023	\$246,568	\$50,000	\$296,568	\$229,900
2022	\$198,004	\$50,000	\$248,004	\$209,000
2021	\$140,000	\$50,000	\$190,000	\$190,000
2020	\$140,000	\$50,000	\$190,000	\$190,000

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

- 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.