



Address: [1201 W ARLINGTON AVE](#)
City: FORT WORTH
Georeference: 23690-3-1
Subdivision: LAWN PLACE ADDITION
Neighborhood Code: 4T050C

Latitude: 32.7220447431
Longitude: -97.3378501275
TAD Map: 2048-380
MAPSCO: TAR-076R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAWN PLACE ADDITION Block
3 Lot 1

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A
Year Built: 1930
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 01589113
Site Name: LAWN PLACE ADDITION-3-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,666
Percent Complete: 100%
Land Sqft^{*}: 5,400
Land Acres^{*}: 0.1239
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:
MCCOMBS KERRY
Primary Owner Address:
202 OAK LN
EULESS, TX 76039

Deed Date: 12/16/2019
Deed Volume:
Deed Page:
Instrument: [D219288061](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHHENG SAY	7/17/2001	00150690000057	0015069	0000057
RICHLAND MORTGAGE INC	3/5/2001	00147590000095	0014759	0000095
YBARRA DOLORES;YBARRA ERNEST S	7/7/1999	00138990000220	0013899	0000220
YBARRA EVA S	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 ⁺
2025	\$330,290	\$118,800	\$449,090	\$449,090
2024	\$330,290	\$118,800	\$449,090	\$449,090
2023	\$325,195	\$118,800	\$443,995	\$443,995
2022	\$64,100	\$75,000	\$139,100	\$139,100
2021	\$64,100	\$75,000	\$139,100	\$139,100
2020	\$140,549	\$75,000	\$215,549	\$215,549

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.