



Address: [1221 W ARLINGTON AVE](#)
City: FORT WORTH
Georeference: 23690-3-6
Subdivision: LAWN PLACE ADDITION
Neighborhood Code: 4T050C

Latitude: 32.7220518037
Longitude: -97.3386539398
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 6

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: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$330,476

Protest Deadline Date: 5/24/2024

Site Number: 01589172

Site Name: LAWN PLACE ADDITION-3-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,094

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:

PEREZ JUAN

PEREZ GRACIELA

Primary Owner Address:

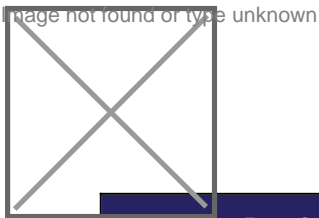
1221 W ARLINGTON AVE
FORT WORTH, TX 76110-1910

Deed Date: 8/23/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207318700](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEUTSCHE BANK NATIONAL TR	4/3/2007	D207123484	0000000	0000000
COOK JOHN	4/7/2006	D206107475	0000000	0000000
CASA UNLIMITED ENTERPRISES LP	9/22/2004	D204307318	0000000	0000000
SHAW KATREENA;SHAW WARREN E	8/21/1984	00079870000708	0007987	0000708
ENGS CO INC	7/15/1983	00075570002180	0007557	0002180
CALLAHAN DAVID M	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	\$211,676	\$118,800	\$330,476	\$309,276
2024	\$211,676	\$118,800	\$330,476	\$281,160
2023	\$200,036	\$118,800	\$318,836	\$255,600
2022	\$174,659	\$75,000	\$249,659	\$232,364
2021	\$176,091	\$75,000	\$251,091	\$211,240
2020	\$155,544	\$75,000	\$230,544	\$192,036

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.