



Address: [2013 FRANKLIN CIR](#)
City: ARLINGTON
Georeference: 31790-5B-30
Subdivision: PARKWAY CENTRAL ADDITION
Neighborhood Code: 1X120I

Latitude: 32.7656914761
Longitude: -97.1093774154
TAD Map: 2120-396
MAPSCO: TAR-069S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKWAY CENTRAL
ADDITION Block 5B Lot 30

Jurisdictions:

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

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$361,187

Protest Deadline Date: 5/24/2024

Site Number: 02144867

Site Name: PARKWAY CENTRAL ADDITION-5B-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,285

Percent Complete: 100%

Land Sqft^{*}: 5,760

Land Acres^{*}: 0.1322

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:

PHAM CHAU V
PHAM SOI T NUYGEN

Primary Owner Address:

2013 FRANKLIN CIR
ARLINGTON, TX 76011-3207

Deed Date: 1/8/1997

Deed Volume: 0012640

Deed Page: 0001552

Instrument: 00126400001552

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GANNON CAROL J	4/9/1990	00098950001586	0009895	0001586
MERIDIAN SAVINGS ASSOC	5/1/1986	00085310002136	0008531	0002136
POORE KENNETH C;POORE MARCIA	5/13/1985	00081830000873	0008183	0000873
ROBERT E BENTON	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	\$296,187	\$65,000	\$361,187	\$361,187
2024	\$296,187	\$65,000	\$361,187	\$342,274
2023	\$289,226	\$65,000	\$354,226	\$311,158
2022	\$230,281	\$65,000	\$295,281	\$282,871
2021	\$192,155	\$65,000	\$257,155	\$257,155
2020	\$193,797	\$65,000	\$258,797	\$258,797

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.