



Address: [4209 PLEASANT FOREST CT](#)
City: ARLINGTON
Georeference: 32625-1-5
Subdivision: PLEASANT FOREST ADDITION
Neighborhood Code: 1L030N

Latitude: 32.6768805535
Longitude: -97.1466739232
TAD Map: 2108-364
MAPSCO: TAR-096N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PLEASANT FOREST ADDITION
Block 1 Lot 5

Jurisdictions:

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

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 02224526

Site Name: PLEASANT FOREST ADDITION-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,978

Percent Complete: 100%

Land Sqft^{*}: 5,082

Land Acres^{*}: 0.1166

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:

CABRERA NANCY
FRAZIER NICOLAS

Primary Owner Address:

4209 PLEASANT FOREST CT
ARLINGTON, TX 76015

Deed Date: 5/12/2021

Deed Volume:

Deed Page:

Instrument: [D221137022](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYER NICOLE S;LIDHOLM ERIC HOWARD	12/18/2020	D221137021		
LIDHOLM MARIA	2/5/2014	D221137020		
LIDHOLM HOWARD L	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	\$200,500	\$40,656	\$241,156	\$241,156
2024	\$249,614	\$40,656	\$290,270	\$290,270
2023	\$251,748	\$50,000	\$301,748	\$291,132
2022	\$214,665	\$50,000	\$264,665	\$264,665
2021	\$158,869	\$50,000	\$208,869	\$197,530
2020	\$178,396	\$50,000	\$228,396	\$179,573

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.