



Address: [1102 TWIN CEDAR CT](#)
City: ARLINGTON
Georeference: 34255-3-23
Subdivision: RIDGECREST ADDITION-ARLINGTON
Neighborhood Code: 1S020H

Latitude: 32.6436384329
Longitude: -97.0923532578
TAD Map: 2120-352
MAPSCO: TAR-111G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGECREST ADDITION-
ARLINGTON Block 3 Lot 23

Jurisdictions:

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

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$328,881

Protest Deadline Date: 5/24/2024

Site Number: 02383179

Site Name: RIDGECREST ADDITION-ARLINGTON-3-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,972

Percent Complete: 100%

Land Sqft^{*}: 7,042

Land Acres^{*}: 0.1616

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 VIET VAN

Primary Owner Address:

1102 TWIN CEDAR CT
ARLINGTON, TX 76018-2940

Deed Date: 11/17/1992

Deed Volume: 0010871

Deed Page: 0000078

Instrument: 00108710000078

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PACIFIC FIRST BANK FSB	7/6/1989	00096450000175	0009645	0000175
YOUNG MICHAEL A	9/15/1986	00086840000752	0008684	0000752
AMERICAN FEDERAL S & L ASSN	3/7/1986	00084780002282	0008478	0002282
E A HOTT INC	11/13/1984	00080060000527	0008006	0000527

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	\$265,503	\$63,378	\$328,881	\$275,827
2024	\$265,503	\$63,378	\$328,881	\$250,752
2023	\$289,517	\$35,000	\$324,517	\$227,956
2022	\$228,301	\$35,000	\$263,301	\$207,233
2021	\$213,536	\$35,000	\$248,536	\$188,394
2020	\$168,755	\$35,000	\$203,755	\$171,267

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.