



**Address:** [1509 SOUTHWOOD BLVD](#)  
**City:** ARLINGTON  
**Georeference:** 39770-5-6  
**Subdivision:** SOUTHWOOD ACRES ADDITION  
**Neighborhood Code:** 1C210A

**Latitude:** 32.719871605  
**Longitude:** -97.1296410646  
**TAD Map:** 2108-380  
**MAPSCO:** TAR-082U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHWOOD ACRES  
ADDITION Block 5 Lot 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1953

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02910799

**Site Name:** SOUTHWOOD ACRES ADDITION-5-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,396

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,290

**Land Acres<sup>\*</sup>:** 0.2362

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

NICHOLSON JOHN R  
NICHOLSON SHARON O

**Primary Owner Address:**  
1509 SOUTHWOOD BLVD  
ARLINGTON, TX 76013

**Deed Date:** 9/16/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221272337](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KINCHELOE KERRI	9/14/2007	<a href="#">D207332715</a>	0000000	0000000
RYAN MARK KP;RYAN THERESA M	4/29/2002	00156540000182	0015654	0000182
COSBY MARTHA M	8/27/1996	00125000000506	0012500	0000506
WOOTEN R A EST	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 <sup>+</sup>
2025	\$281,118	\$23,620	\$304,738	\$304,738
2024	\$281,118	\$23,620	\$304,738	\$304,738
2023	\$310,451	\$23,620	\$334,071	\$334,071
2022	\$322,039	\$23,620	\$345,659	\$345,659
2021	\$177,146	\$23,620	\$200,766	\$200,766
2020	\$177,146	\$23,620	\$200,766	\$200,766

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)
- DISABLED VET 70 to 99 PCT 11.22

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.