



**Address:** [1614 CINDY CT](#)  
**City:** ARLINGTON  
**Georeference:** 41520-3-5  
**Subdivision:** TERRACE HILL ESTATES ADDITION  
**Neighborhood Code:** 1X050F

**Latitude:** 32.745488882  
**Longitude:** -97.1311423107  
**TAD Map:** 2108-392  
**MAPSCO:** TAR-082G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TERRACE HILL ESTATES  
ADDITION Block 3 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:** 1969

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03101894

**Site Name:** TERRACE HILL ESTATES ADDITION-3-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,487

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,000

**Land Acres<sup>\*</sup>:** 0.2295

**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:**

LOZANO ALAN

**Primary Owner Address:**

1614 CINDY CT  
ARLINGTON, TX 76012

**Deed Date:** 6/12/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223103869](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAUTISTA-MACDONALD BRIANDA;MACDONALD DAVID A	10/25/2019	<a href="#">D219245105</a>		
JCD INVESTORS LLC	11/21/2018	<a href="#">D218258376</a>		
GERADS CHRISTOPHER M	5/14/2016	<a href="#">D216107315</a>		
GERADS CHRISTOPHER ETAL	5/13/2011	<a href="#">D211121729</a>	0000000	0000000
SISNEROS DOROTHY ETAL	7/7/2009	000000000000000	0000000	0000000
MONTOYA RUMALDA - ESTATE	12/31/1900	000000000000000	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	\$294,398	\$40,000	\$334,398	\$334,398
2024	\$294,398	\$40,000	\$334,398	\$334,398
2023	\$298,112	\$40,000	\$338,112	\$338,112
2022	\$299,592	\$40,000	\$339,592	\$312,650
2021	\$245,501	\$40,000	\$285,501	\$284,227
2020	\$218,388	\$40,000	\$258,388	\$258,388

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.