



**Address:** [3812 CURT DR](#)  
**City:** ARLINGTON  
**Georeference:** A1689-2E  
**Subdivision:** WATSON, T H SURVEY  
**Neighborhood Code:** 1L080H

**Latitude:** 32.6861653102  
**Longitude:** -97.1685651518  
**TAD Map:** 2102-368  
**MAPSCO:** TAR-095F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WATSON, T H SURVEY Abstract  
1689 Tract 2E

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1970

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$469,343

**Protest Deadline Date:** 5/15/2025

**Site Number:** 04266854

**Site Name:** WATSON, T H SURVEY-2E

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,468

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 174,240

**Land Acres<sup>\*</sup>:** 4.0000

**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:**

TRAN PHONG

**Primary Owner Address:**

3812 CURT DR  
ARLINGTON, TX 76016

**Deed Date:** 1/31/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224017042](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FISHER STEVEN CURT;FISHER STUART CHRISTOPHER;STONE SUSAN FISHER	11/6/2022	<a href="#">D219171235</a>		
FISHER SID EST JR	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 <sup>+</sup>
2025	\$133,593	\$335,750	\$469,343	\$469,343
2024	\$133,593	\$335,750	\$469,343	\$469,343
2023	\$134,814	\$335,750	\$470,564	\$470,564
2022	\$94,922	\$318,750	\$413,672	\$413,672
2021	\$90,786	\$318,750	\$409,536	\$409,536
2020	\$101,250	\$318,750	\$420,000	\$420,000

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

There are no exemptions for this property

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.