



Address: [3909 TRISHA VAL CT](#)
City: ARLINGTON
Georeference: A1689-2Q
Subdivision: WATSON, T H SURVEY
Neighborhood Code: 1L080H

Latitude: 32.6858902433
Longitude: -97.1699447442
TAD Map: 2096-368
MAPSCO: TAR-095K



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 2Q & 2R

Jurisdictions:

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

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Notice Sent Date: 4/15/2025

Notice Value: \$1,811,036

Protest Deadline Date: 5/24/2024

Site Number: 04266986

Site Name: WATSON, T H SURVEY-2Q-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 9,850

Percent Complete: 100%

Land Sqft^{*}: 158,122

Land Acres^{*}: 3.6300

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HOANG ANTHONY
HOANG JACQUELINE

Primary Owner Address:

2914 PEGASUS CT
GRAND PRAIRIE, TX 75052-8042

Deed Date: 7/25/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213239404](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAC HOME LOANS SERVING LP	3/1/2011	D211060722	0000000	0000000
MCCOWAN E Y SMITH;MCCOWAN MICHAEL	12/23/2002	00162700000043	0016270	0000043
MOORE ROY J	5/27/1998	00132390000275	0013239	0000275
JAMPOLIS BARBARA;JAMPOLIS SAMUEL	8/30/1983	00076000001782	0007600	0001782
STEPHENSON S F	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 ⁺
2025	\$1,157,921	\$367,250	\$1,525,171	\$1,525,171
2024	\$1,443,786	\$367,250	\$1,811,036	\$1,618,428
2023	\$1,655,462	\$367,250	\$2,022,712	\$1,471,298
2022	\$990,294	\$347,250	\$1,337,544	\$1,337,544
2021	\$990,294	\$347,250	\$1,337,544	\$1,332,569
2020	\$1,017,973	\$347,250	\$1,365,223	\$1,211,426

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.