



**Address:** [4800 ABBOTT AVE](#)  
**City:** ARLINGTON  
**Georeference:** 8517-17-14  
**Subdivision:** COUNTRYSIDE ADDITION-ARLINGTON  
**Neighborhood Code:** 1S020Q

**Latitude:** 32.6699802828  
**Longitude:** -97.0887550181  
**TAD Map:** 2126-364  
**MAPSCO:** TAR-097Q



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** COUNTRYSIDE ADDITION-ARLINGTON Block 17 Lot 14 50% UNDIVIDED INTEREST  
**Jurisdictions:** **Site Number:** 05034388  
CITY OF ARLINGTON (024)  
**Site Name:** COUNTRYSIDE ADDITION-ARLINGTON 17 14 50% UNDIVIDED INTEREST  
TARRANT COUNTY (220)  
**Site Class:** A1 Residential - Single Family  
TARRANT COUNTY HOSPITAL (224)  
**Parcels:** 2  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISDA (225)  
**Approximate Size+++:** 1,265  
**State Code:** A **Percent Complete:** 100%  
**Year Built:** 1989 **Land Sqft\*:** 6,210  
**Personal Property Accounts:** N/A  
**Land Acreage:** 0.1425  
**Agent:** None **Pool:** N  
**Notice Sent**  
**Date:** 4/15/2025  
**Notice Value:** \$123,933  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
SIMOENS MAURYNE  
**Primary Owner Address:**  
4800 ABBOTT AVE  
ARLINGTON, TX 76018  
**Deed Date:** 1/1/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216271310](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMOENS MAURYNE;SIMOENS SARAH JJ	11/16/2016	<a href="#">D216271310</a>		
GREEN DEBRA	3/17/1999	00137480000280	0013748	0000280
MICKENS WANDA D	2/22/1993	00109630000334	0010963	0000334
UNION FEDERAL SAVINGS BANK	7/7/1992	00107030000394	0010703	0000394
HERNANDEZ EDWARD;HERNANDEZ RHONDA	11/19/1990	00101080001845	0010108	0001845
TANNER M J	6/25/1990	00099750001739	0009975	0001739
PERRIN DONALD R;PERRIN MELBA	2/24/1989	00095240001162	0009524	0001162
A-VENTURE HOMES	12/23/1988	00094680001264	0009468	0001264
UNIVERSITY SAVINGS ASSN	10/6/1987	00092330000219	0009233	0000219
NASH PHILLIPS/COPUS INC	12/12/1985	00083970000387	0008397	0000387
TWENTY/NEW YORK DEV CORP	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	\$95,988	\$27,945	\$123,933	\$123,118
2024	\$95,988	\$27,945	\$123,933	\$111,925
2023	\$95,000	\$20,000	\$115,000	\$101,750
2022	\$72,500	\$20,000	\$92,500	\$92,500
2021	\$67,000	\$20,000	\$87,000	\$86,515
2020	\$65,671	\$20,000	\$85,671	\$78,650

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.