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Address: [4204 BRETTS CT](#)
City: ARLINGTON
Georeference: 3466-1-8
Subdivision: BRETTS COURT ADDITION
Neighborhood Code: 1L1304

Latitude: 32.6649330603
Longitude: -97.1745765517
TAD Map: 2096-360
MAPSCO: TAR-095T



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

PROPERTY DATA

Legal Description: BRETTS COURT ADDITION
Block 1 Lot 8

Jurisdictions:

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

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06516270

Site Name: BRETTS COURT ADDITION-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,275

Percent Complete: 100%

Land Sqft^{*}: 8,537

Land Acres^{*}: 0.1960

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:

GOMEZ IVAN ESCOBAR
ESCOBAR IVETT ALEJANDRA

Primary Owner Address:

4204 BRETTS CT
ARLINGTON, TX 76017

Deed Date: 8/18/2022

Deed Volume:

Deed Page:

Instrument: [D222208148](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	1/15/2022	D222018813		
SALAZAR CELINA;SALAZAR ERIC	11/16/2017	D217272522		
THOMAS SUSAN G	7/29/1998	00133660000141	0013366	0000141
THOMAS JAMES M;THOMAS SUSAN G	2/24/1998	00130940000539	0013094	0000539
FED NATIONAL MORTGAGE ASSOC	4/9/1997	00127510000157	0012751	0000157
DEVELOPERS MTG CORP	4/1/1997	00127280000334	0012728	0000334
VAN METER CHARLES;VAN METER CINDY	3/5/1993	00109730001721	0010973	0001721
D R HORTON INC	7/31/1992	00107360002167	0010736	0002167
HISTORY MAKER INC	2/25/1992	00105590001059	0010559	0001059
MITCHELL B N	1/1/1991	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	\$324,042	\$75,000	\$399,042	\$399,042
2024	\$324,042	\$75,000	\$399,042	\$399,042
2023	\$366,823	\$20,000	\$386,823	\$386,823
2022	\$323,454	\$20,000	\$343,454	\$343,454
2021	\$231,006	\$20,000	\$251,006	\$251,006
2020	\$245,898	\$20,000	\$265,898	\$265,898

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)

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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.