



**Address:** [104 E LYNN CREEK DR](#)  
**City:** ARLINGTON  
**Georeference:** 18134-2-3  
**Subdivision:** HIGHLAND TRAIL ADDITION  
**Neighborhood Code:** 1S020A

**Latitude:** 32.6397026053  
**Longitude:** -97.1144698318  
**TAD Map:** 2114-352  
**MAPSCO:** TAR-110H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIGHLAND TRAIL ADDITION  
Block 2 Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06678483

**Site Name:** HIGHLAND TRAIL ADDITION-2-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,108

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1649

**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:**

NGUYEN DUY TAN

NGUYEN HANG DO

**Primary Owner Address:**

104 E LYNN CREEK DR  
ARLINGTON, TX 76002-2784

**Deed Date:** 6/8/2001

**Deed Volume:** 0014990

**Deed Page:** 0000319

**Instrument:** 00149900000319

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDREW MISLYN	3/27/1996	00123120000079	0012312	0000079
HIGHLAND HOMES LTD	5/11/1994	00115900000793	0011590	0000793
NATHAN A WATSON CO	1/1/1994	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	\$222,708	\$64,683	\$287,391	\$287,391
2024	\$222,708	\$64,683	\$287,391	\$287,391
2023	\$240,385	\$55,000	\$295,385	\$273,638
2022	\$193,762	\$55,000	\$248,762	\$248,762
2021	\$189,700	\$55,000	\$244,700	\$238,700
2020	\$162,000	\$55,000	\$217,000	\$217,000

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

- 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.