



**Address:** [2700 PARK RUN DR](#)  
**City:** ARLINGTON  
**Georeference:** 44722H-1-9  
**Subdivision:** VILLAS ON THE PARC ADDITION  
**Neighborhood Code:** 1L040L

**Latitude:** 32.6994226969  
**Longitude:** -97.1688842813  
**TAD Map:** 2096-372  
**MAPSCO:** TAR-095B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VILLAS ON THE PARC  
ADDITION Block 1 Lot 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 06942164

**Site Name:** VILLAS ON THE PARC ADDITION-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,452

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,799

**Land Acres<sup>\*</sup>:** 0.2020

**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:**

CECILIA NGUYEN LIVING TRUST

**Primary Owner Address:**

2700 PARK RUN DR  
ARLINGTON, TX 76016

**Deed Date:** 12/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223068897](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN CECILIA HUYEN	2/5/2022	<a href="#">D222037528</a>		
NGUYEN CECILIA HUYEN;NGUYEN LOUIS LY	4/24/2019	<a href="#">D219086077</a>		
MADRINAN L RESTREPO;MADRINAN R	8/27/2012	<a href="#">D212217913</a>	0000000	0000000
MADRINAN LILIANA;MADRINAN RODOLFO	9/19/2005	<a href="#">D205298599</a>	0000000	0000000
INDUSTRIALIZED BUILDING SYS	11/1/2004	<a href="#">D204344929</a>	0000000	0000000
CRUZ SUZANNE	12/22/2000	00146720000382	0014672	0000382
MUNIR HOMES INC	7/12/1999	00139190000512	0013919	0000512
VILLAS ON THE PARC LTD	1/1/1996	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	\$305,415	\$110,000	\$415,415	\$415,415
2024	\$398,000	\$110,000	\$508,000	\$508,000
2023	\$478,228	\$110,000	\$588,228	\$499,821
2022	\$344,383	\$110,000	\$454,383	\$454,383
2021	\$345,996	\$80,000	\$425,996	\$425,996
2020	\$334,325	\$80,000	\$414,325	\$414,325

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.