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Address: [2204 GABLE CT](#)
City: ARLINGTON
Georeference: 44037-2-4
Subdivision: TWELVE OAKS ESTATES ADDITION
Neighborhood Code: 1X110H

Latitude: 32.7678108241
Longitude: -97.1477419993
TAD Map: 2108-400
MAPSCO: TAR-068S



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

PROPERTY DATA

Legal Description: TWELVE OAKS ESTATES
ADDITION Block 2 Lot 4 50% UNDIVIDED
INTEREST

Jurisdictions: **Site Number:** 07215509
CITY OF ARLINGTON (024)
Site Name: TWELVE OAKS ESTATES ADDITION Block 2 Lot 4 50% UNDIVIDED INTERES
TARRANT COUNTY (220)
Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)
Parcels: 2
TARRANT COUNTY COLLEGE (225)
ARLINGTON APP (001)
Approximate Size+++: 3,225

State Code: A **Percent Complete:** 100%

Year Built: 2001 **Land Sqft*:** 33,846

Personal Property Account: 07215509

Agent: None **Pool:** N

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:
NGUYEN TIN VAN

Primary Owner Address:
2204 GABLE CT
ARLINGTON, TX 76012

Deed Date: 11/20/2020

Deed Volume:

Deed Page:

Instrument: [D220307992](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN TIN VAN;NGUYEN VICKI	11/19/2020	D220307992		
NGUYEN VICKI	4/5/2019	D219078857		
NGUYEN SAMANTHA;NGUYEN VICKI	5/18/2015	D215110475		
NGUYEN HAO THI;NGUYEN TIN VAN	9/5/2001	00151450000044	0015145	0000044
NGUYEN HAO & SAMANTH;NGUYEN TIN	4/19/2001	00148500000323	0014850	0000323
J R 2 ENTERPRISES INC	9/22/2000	00145390000287	0014539	0000287
TWELVE OAKS ESTATES LTD	1/1/1998	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	\$230,000	\$25,000	\$255,000	\$255,000
2024	\$230,000	\$25,000	\$255,000	\$255,000
2023	\$272,898	\$25,000	\$297,898	\$236,446
2022	\$219,000	\$25,000	\$244,000	\$214,951
2021	\$170,410	\$25,000	\$195,410	\$195,410
2020	\$155,404	\$25,000	\$180,404	\$180,404

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.