



**Address:** [1110 COURTSIDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 24507-2-11  
**Subdivision:** LYNN CREEK VILLAGE ADDITION  
**Neighborhood Code:** 1S020Z

**Latitude:** 32.6399537917  
**Longitude:** -97.0909142257  
**TAD Map:** 2126-352  
**MAPSCO:** TAR-111G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LYNN CREEK VILLAGE  
ADDITION Block 2 Lot 11

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$410,540

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

**Site Number:** 07298943

**Site Name:** LYNN CREEK VILLAGE ADDITION-2-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,660

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,448

**Land Acres<sup>\*</sup>:** 0.1709

**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:**

PHAN THI LAN  
PHAN KHAC TAM

**Primary Owner Address:**

1110 COURTSIDE DR  
ARLINGTON, TX 76002

**Deed Date:** 5/9/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219099353](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN LOC D	8/15/2018	<a href="#">D218186395</a>		
NGUYEN HOA PHU;NGUYEN PHUONG T	8/6/2008	<a href="#">D208349989</a>	0000000	0000000
BROWN BRANDON;BROWN KELLY	7/14/2004	<a href="#">D204227231</a>	0000000	0000000
ADMIN VETERAN AFFAIRS	7/7/2003	00169280000270	0016928	0000270
COUNTRYWIDE HOME LOANS	7/1/2003	00168920000170	0016892	0000170
MULLANY MICHAEL RAYMOND	9/7/2001	00151310000310	0015131	0000310
GOODMAN FAMILY OF BUILDERS LP	4/17/2001	00148330000287	0014833	0000287
LOT LINES LTD	1/25/2001	00147010000463	0014701	0000463
LYNN CREEK-ARLINGTON LTD	1/1/1999	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	\$343,508	\$67,032	\$410,540	\$351,384
2024	\$343,508	\$67,032	\$410,540	\$319,440
2023	\$331,382	\$50,000	\$381,382	\$290,400
2022	\$258,070	\$50,000	\$308,070	\$264,000
2021	\$190,000	\$50,000	\$240,000	\$240,000
2020	\$190,000	\$50,000	\$240,000	\$240,000

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.