



**Address:** [1300 SYLVAN CT](#)  
**City:** ARLINGTON  
**Georeference:** 10105-1-8R1  
**Subdivision:** DOUBLE Y WOODED ESTATE ADDN  
**Neighborhood Code:** 1X030B

**Latitude:** 32.7536132264  
**Longitude:** -97.1293400833  
**TAD Map:** 2114-392  
**MAPSCO:** TAR-082C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DOUBLE Y WOODED ESTATE  
ADDN Block 1 Lot 8R1

**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:** PEYCO SOUTHWEST REALTY INC (00506)

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

**Site Number:** 07544332

**Site Name:** DOUBLE Y WOODED ESTATE ADDN-1-8R1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,244

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 26,833

**Land Acres<sup>\*</sup>:** 0.6160

**Pool:** Y

<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:**

LUTTRELL SAENZ FAMILY TRUST

**Primary Owner Address:**

1300 SYLVAN CT  
ARLINGTON, TX 76012

**Deed Date:** 10/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220297931](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUTTRELL JAMES RONALD	10/16/2020	<a href="#">D220269327</a>		
MILSK RONALD C	12/15/2018	<a href="#">D220269325</a>		
MILSK JENNIFER EST;MILSK RONALD C	7/5/2011	<a href="#">D211160403</a>	0000000	0000000
FICKEL ERIC S	4/6/2010	<a href="#">D210090539</a>	0000000	0000000
MCINNIS ROBERT P	12/18/2009	<a href="#">D210004651</a>	0000000	0000000
MCINNIS NANCY L;MCINNIS ROBERT P	9/30/2005	<a href="#">D205304799</a>	0000000	0000000
SINGLETON JOEL;SINGLETON JULIE	12/4/2001	00153150000330	0015315	0000330
RJ ALDRIEDGE CO INC	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	\$439,167	\$96,833	\$536,000	\$536,000
2024	\$484,167	\$96,833	\$581,000	\$581,000
2023	\$647,000	\$78,000	\$725,000	\$610,609
2022	\$477,099	\$78,000	\$555,099	\$555,099
2021	\$531,000	\$78,000	\$609,000	\$609,000
2020	\$499,522	\$78,000	\$577,522	\$550,000

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.