



**Address:** [4044 COTTAGE PARK CT](#)  
**City:** ARLINGTON  
**Georeference:** 8411-1-12B  
**Subdivision:** COTTAGES ON THE PARK ADDITION  
**Neighborhood Code:** A1A020V

**Latitude:** 32.7107434922  
**Longitude:** -97.1711043267  
**TAD Map:** 2096-376  
**MAPSCO:** TAR-081X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COTTAGES ON THE PARK  
ADDITION Block 1 Lot 12B

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$272,453

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

**Site Number:** 07604491

**Site Name:** COTTAGES ON THE PARK ADDITION-1-12B

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,407

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 4,660

**Land Acres** <sup>\*</sup>: 0.1070

**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:**

ADIBI MOHAMMAD H

**Primary Owner Address:**

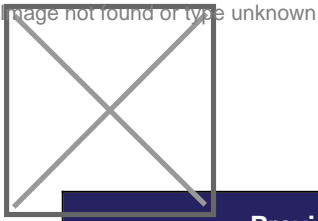
4044 COTTAGE PARK CT  
ARLINGTON, TX 76013-8087

**Deed Date:** 6/2/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205179221](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCERLANE THERE;MCERLANE TIMOTHY M	9/19/2002	00159970000113	0015997	0000113
GIOVANNI HOMES CORP	1/1/2000	000000000000000	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	\$222,453	\$50,000	\$272,453	\$256,262
2024	\$222,453	\$50,000	\$272,453	\$232,965
2023	\$228,000	\$15,000	\$243,000	\$211,786
2022	\$203,719	\$15,000	\$218,719	\$192,533
2021	\$183,713	\$15,000	\$198,713	\$175,030
2020	\$155,077	\$15,000	\$170,077	\$159,118

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.