



**Address:** [4053 COTTAGE PARK CT](#)  
**City:** ARLINGTON  
**Georeference:** 8411-1-18B  
**Subdivision:** COTTAGES ON THE PARK ADDITION  
**Neighborhood Code:** A1A020V

**Latitude:** 32.7114882235  
**Longitude:** -97.1708535144  
**TAD Map:** 2096-380  
**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 18B

**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:** \$265,601

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

**Site Number:** 07604653

**Site Name:** COTTAGES ON THE PARK ADDITION-1-18B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,336

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,359

**Land Acres<sup>\*</sup>:** 0.1460

**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:**

SMITH ANDRE LAMAR  
PEACHY LAWTAWNYA

**Primary Owner Address:**  
4053 COTTAGE PARK CT  
ARLINGTON, TX 76013

**Deed Date:** 1/19/2013

**Deed Volume:**

**Deed Page:**

**Instrument:** [D213046674](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH ANDRE	8/31/2009	<a href="#">D209234725</a>	0000000	0000000
SECRETARY OF HUD	5/12/2009	<a href="#">D209156480</a>	0000000	0000000
WELLS FARGO BANK N A	5/5/2009	<a href="#">D209126622</a>	0000000	0000000
MCDONALD JACK	9/22/2006	<a href="#">D206302117</a>	0000000	0000000
ENTRUST ADMINISTRATION INC	7/8/2002	00158160000188	0015816	0000188
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	\$200,000	\$50,000	\$250,000	\$201,314
2024	\$215,601	\$50,000	\$265,601	\$183,013
2023	\$244,805	\$15,000	\$259,805	\$166,375
2022	\$163,000	\$15,000	\$178,000	\$151,250
2021	\$163,000	\$15,000	\$178,000	\$137,500
2020	\$110,000	\$15,000	\$125,000	\$125,000

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.