



Address: [1403 ANGLICAN DR](#)
City: ARLINGTON
Georeference: 2452-4-18
Subdivision: BERKELEY SQUARE ADDITION
Neighborhood Code: 1M060D

Latitude: 32.6259542491
Longitude: -97.0881839922
TAD Map: 2126-348
MAPSCO: TAR-111Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BERKELEY SQUARE ADDITION
Block 4 Lot 18

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$307,017

Protest Deadline Date: 5/24/2024

Site Number: 07720688

Site Name: BERKELEY SQUARE ADDITION-4-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,748

Percent Complete: 100%

Land Sqft^{*}: 7,797

Land Acres^{*}: 0.1789

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

NGUYEN PHAT DUC
NGUYEN THI NGOC TRINH

Primary Owner Address:

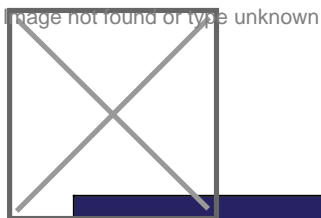
2703 S MURCO DR
MINERAL WELLS, TX 76067

Deed Date: 8/22/2024

Deed Volume:

Deed Page:

Instrument: [D224150356](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MADELEINE RESIDENTIAL LLC	3/14/2024	D224044440		
CARTER KEVIN	1/5/2010	D210007128	0000000	0000000
BANK OF NEW YORK MELLON	9/1/2009	D209257036	0000000	0000000
JACOBSON JAMES;JACOBSON PATRICIA	6/16/2005	D205172743	0000000	0000000
SECRETARY OF HUD	2/18/2005	D205070899	0000000	0000000
WELLS FARGO BANK N A	2/1/2005	D205037043	0000000	0000000
CHAPMAN ROBBIE L;CHAPMAN TERRAL	12/21/2001	00153630000212	0015363	0000212
PULTE HOME CORP OF TEXAS	1/1/2000	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	\$252,017	\$55,000	\$307,017	\$307,017
2024	\$252,017	\$55,000	\$307,017	\$307,017
2023	\$256,077	\$55,000	\$311,077	\$279,127
2022	\$213,559	\$45,000	\$258,559	\$253,752
2021	\$187,824	\$45,000	\$232,824	\$230,684
2020	\$164,713	\$45,000	\$209,713	\$209,713

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

There are no exemptions for this property

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.