



**Address:** [1303 ANGLICAN DR](#)  
**City:** ARLINGTON  
**Georeference:** 2452-4-25  
**Subdivision:** BERKELEY SQUARE ADDITION  
**Neighborhood Code:** 1M060D

**Latitude:** 32.6253346129  
**Longitude:** -97.0894656322  
**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 25

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07720769

**Site Name:** BERKELEY SQUARE ADDITION-4-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,683

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,797

**Land Acres<sup>\*</sup>:** 0.1789

**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:**

CRUZ FAMILY TRUST

**Primary Owner Address:**

30870 BRANFORD DR  
TEMECULA, CA 92591

**Deed Date:** 7/12/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222193362](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRUZ ELIZABETH;CRUZ VICTOR	3/2/2021	<a href="#">D221061664</a>		
OPENDOOR PROPERTY TRUST I	12/7/2020	<a href="#">D220333715</a>		
WASHINGTON LINDA	4/30/2002	00156460000275	0015646	0000275
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 <sup>+</sup>
2025	\$238,474	\$55,000	\$293,474	\$293,474
2024	\$238,474	\$55,000	\$293,474	\$293,474
2023	\$242,307	\$55,000	\$297,307	\$297,307
2022	\$202,100	\$45,000	\$247,100	\$247,100
2021	\$177,762	\$45,000	\$222,762	\$222,762
2020	\$155,909	\$45,000	\$200,909	\$182,117

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.