



**Address:** [902 CATTAIL DR](#)  
**City:** ARLINGTON  
**Georeference:** 39556C-10-14  
**Subdivision:** SOUTH RIDGE HILLS ADDITION  
**Neighborhood Code:** 1M020I

**Latitude:** 32.6205491066  
**Longitude:** -97.1214594471  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-110R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTH RIDGE HILLS  
ADDITION Block 10 Lot 14

**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

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

**Site Number:** 07782551

**Site Name:** SOUTH RIDGE HILLS ADDITION-10-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,702

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1200

**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:**

NGUYEN CINDY THUY

NGUYEN THANH LE

**Primary Owner Address:**

5843 LANTERN LN  
GRAND PRAIRIE, TX 75052-8769

**Deed Date:** 5/12/2014

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D214097269](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORRIS SONIA LOUISE	12/13/2004	<a href="#">D204396423</a>	0000000	0000000
MORRIS KEVIN E;MORRIS SONIA L	9/28/2001	00152110000187	0015211	0000187
KARUFMAN & BROAD LONE STAR LP	1/1/2001	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	\$212,000	\$55,000	\$267,000	\$267,000
2024	\$237,022	\$55,000	\$292,022	\$292,022
2023	\$242,703	\$55,000	\$297,703	\$297,703
2022	\$216,535	\$40,000	\$256,535	\$256,535
2021	\$165,385	\$40,000	\$205,385	\$205,385
2020	\$143,700	\$40,000	\$183,700	\$183,700

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.