



Address: [1304 CREST GLEN DR](#)
City: ARLINGTON
Georeference: 7785G-B-3
Subdivision: COLLINS TERRACE ADDITION
Neighborhood Code: 1S020F

Latitude: 32.6395277119
Longitude: -97.087354404
TAD Map: 2126-352
MAPSCO: TAR-111G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLLINS TERRACE ADDITION
Block B Lot 3

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: \$370,988

Protest Deadline Date: 5/24/2024

Site Number: 07883498

Site Name: COLLINS TERRACE ADDITION-B-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,235

Percent Complete: 100%

Land Sqft^{*}: 12,580

Land Acres^{*}: 0.2887

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 TRI VAN
NGUYEN KIM L HOANG

Primary Owner Address:

1304 CREST GLEN DR
ARLINGTON, TX 76002-3657

Deed Date: 7/2/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210169902](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
US BANK NATIONAL ASSOC	3/2/2010	D210049493	0000000	0000000
HEIL JENNIFER	11/23/2004	D204379099	0000000	0000000
GMAC MODEL FINANCE	5/30/2002	00162120000098	0016212	0000098
MERCEDES HOMES OF TEXAS LTD	1/15/2002	00154200000056	0015420	0000056
MIKE SANDLIN HOMES INC	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 ⁺
2025	\$278,408	\$92,580	\$370,988	\$319,174
2024	\$278,408	\$92,580	\$370,988	\$290,158
2023	\$286,354	\$50,000	\$336,354	\$263,780
2022	\$265,655	\$50,000	\$315,655	\$239,800
2021	\$168,000	\$50,000	\$218,000	\$218,000
2020	\$168,000	\$50,000	\$218,000	\$216,937

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.