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**Address:** [1521 LOVELAND DR](#)  
**City:** ARLINGTON  
**Georeference:** 7608-9-11  
**Subdivision:** COLDWATER CREEK ADDITION  
**Neighborhood Code:** 1S020F

**Latitude:** 32.6447500126  
**Longitude:** -97.0827993055  
**TAD Map:** 2126-352  
**MAPSCO:** TAR-111D



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

## PROPERTY DATA

**Legal Description:** COLDWATER CREEK  
ADDITION Block 9 Lot 11

**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:** \$326,062

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

**Site Number:** 07885415

**Site Name:** COLDWATER CREEK ADDITION-9-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,855

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,840

**Land Acres<sup>\*</sup>:** 0.1799

**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 JENNY

**Primary Owner Address:**

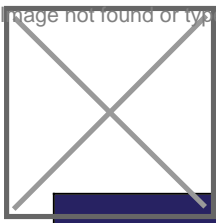
1521 LOVELAND DR  
ARLINGTON, TX 76018-3061

**Deed Date:** 1/22/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216014916](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN JENNY NGUYEN;NGUYEN NANCY T	6/27/2012	<a href="#">D212162585</a>	0000000	0000000
NGUYEN LOC Q TRAN;NGUYEN NANCY T	9/30/2011	<a href="#">D211244268</a>	0000000	0000000
KUHAIL AKRAM	7/24/2002	00158520000510	0015852	0000510
CLASSIC CENTURY HOMES LTD	1/17/2002	00154350000217	0015435	0000217
COLDWATER CREEK JV #1	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	\$255,502	\$70,560	\$326,062	\$326,062
2024	\$255,502	\$70,560	\$326,062	\$312,136
2023	\$262,812	\$50,000	\$312,812	\$283,760
2022	\$250,836	\$50,000	\$300,836	\$257,964
2021	\$184,513	\$50,000	\$234,513	\$234,513
2020	\$185,389	\$50,000	\$235,389	\$215,647

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.