



**Address:** [1201 RESEDA DR](#)  
**City:** ARLINGTON  
**Georeference:** 25707G-1-16  
**Subdivision:** MEDLIN CORNER  
**Neighborhood Code:** A1A020D

**Latitude:** 32.6991145606  
**Longitude:** -97.1267307856  
**TAD Map:** 2114-372  
**MAPSCO:** TAR-096C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MEDLIN CORNER Block 1 Lot 16

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40296806

**Site Name:** MEDLIN CORNER-1-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,510

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,746

**Land Acres<sup>\*</sup>:** 0.0859

**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:**

YAN YONHUAN

CHEN CAIXIA

**Primary Owner Address:**

1512 PLUM RIDGE CT  
MADISON, MS 39110

**Deed Date:** 6/11/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221170553](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FWE INVEST LLC	4/16/2021	<a href="#">D221110428</a>		
LEWIS VINCENT	5/25/2010	<a href="#">D210125787</a>	0000000	0000000
DEUTSCHE BANK NATIONAL TR	2/2/2010	<a href="#">D210027010</a>	0000000	0000000
EUGENE DANIEL;EUGENE NIRVA	11/28/2006	<a href="#">D206387790</a>	0000000	0000000
T & D PROPERTY MANAGEMENT LLC	4/20/2006	<a href="#">D206124927</a>	0000000	0000000
A & L ENGINEERING & CONSULTING	4/13/2004	<a href="#">D204120981</a>	0000000	0000000
MASUDA ELISO	1/1/2003	000000000000000	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	\$247,431	\$40,000	\$287,431	\$287,431
2024	\$247,431	\$40,000	\$287,431	\$287,431
2023	\$223,286	\$40,000	\$263,286	\$263,286
2022	\$188,945	\$35,000	\$223,945	\$223,945
2021	\$149,827	\$35,000	\$184,827	\$184,827
2020	\$150,528	\$35,000	\$185,528	\$185,528

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.