



Address: [1600 MT ZION DR](#)
City: ARLINGTON
Georeference: 7608-4-1
Subdivision: COLDWATER CREEK ADDITION
Neighborhood Code: 1S020F

Latitude: 32.6462245952
Longitude: -97.083186549
TAD Map: 2126-356
MAPSCO: TAR-111D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLDWATER CREEK
ADDITION Block 4 Lot 1 50% UNDIVIDED
INTEREST
Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)
Site Number: 40406954
Site Name: COLDWATER CREEK ADDITION 4 1 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size+++ : 1,880
State Code: A
Percent Complete: 100%
Year Built: 2006
Land Sqft* : 8,712
Personal Property Account: N/A
Land Acres* : 0.2000
Agent: OWNWELL INC (12400)
Pool: N
Notice Sent Date:
4/15/2025
Notice Value: \$167,440
Protest Deadline Date: 5/24/2024

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
DOAN VAN PHUC
Primary Owner Address:
1600 MT ZION DR
ARLINGTON, TX 76018
Deed Date: 4/14/2025
Deed Volume:
Deed Page:
Instrument: [D225064736](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN HONG THI	1/1/2020	D217076262		
DOAN VAN PHUC;TRAN HONG THI	4/6/2016	D217076262		
ECER MUSA;ECER SITY	12/28/2006	D207133813	0000000	0000000
CHOICE HOMES INC	12/13/2005	D205375331	0000000	0000000
COLDWATER CREEK JOINT VENTURE	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 ⁺
2025	\$128,236	\$39,204	\$167,440	\$167,440
2024	\$124,796	\$39,204	\$164,000	\$160,027
2023	\$135,417	\$25,000	\$160,417	\$145,479
2022	\$129,263	\$25,000	\$154,263	\$132,254
2021	\$95,231	\$25,000	\$120,231	\$120,231
2020	\$95,676	\$25,000	\$120,676	\$119,790

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.