



Address: [1305 CECILIA CT](#)
City: ARLINGTON
Georeference: 1563S-5-10
Subdivision: BALLWEG ADDITION
Neighborhood Code: 1M070N

Latitude: 32.6180485034
Longitude: -97.0904357444
TAD Map: 2126-344
MAPSCO: TAR-111U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BALLWEG ADDITION Block 5
Lot 10

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$513,497

Protest Deadline Date: 5/24/2024

Site Number: 800021790

Site Name: BALLWEG ADDITION 5 10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,784

Percent Complete: 100%

Land Sqft^{*}: 11,528

Land Acres^{*}: 0.2646

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 LOC TAN
LE PHUONG

Primary Owner Address:

1305 CECILIA CT
ARLINGTON, TX 76002

Deed Date: 9/30/2019

Deed Volume:

Deed Page:

Instrument: [D219225270](#)

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	\$394,000	\$70,000	\$464,000	\$464,000
2024	\$443,497	\$70,000	\$513,497	\$505,575
2023	\$452,252	\$70,000	\$522,252	\$459,614
2022	\$380,681	\$50,000	\$430,681	\$417,831
2021	\$329,846	\$50,000	\$379,846	\$379,846
2020	\$305,673	\$50,000	\$355,673	\$355,673

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.