



Address: [1307 CECILIA CT](#)
City: ARLINGTON
Georeference: 1563S-5-11
Subdivision: BALLWEG ADDITION
Neighborhood Code: 1M070N

Latitude: 32.618146389
Longitude: -97.0902326349
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 11

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: \$595,200

Protest Deadline Date: 5/24/2024

Site Number: 800021791

Site Name: BALLWEG ADDITION 5 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,296

Percent Complete: 100%

Land Sqft^{*}: 11,469

Land Acres^{*}: 0.2633

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LE DINH TOAN

Primary Owner Address:

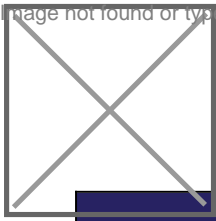
1307 CECILIA CT
ARLINGTON, TX 76002

Deed Date: 12/17/2024

Deed Volume:

Deed Page:

Instrument: [D225008852](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| LE ANH | 10/18/2021 | D221306130 | | |
| FRANCONIA REAL ESTATE SERVICES INC | 9/15/2021 | D221306129 | | |
| GALAZ-MAGYAR BRENDA;MAGYAR JASON L | 5/26/2019 | D219166324 | | |

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 | \$480,000 | \$70,000 | \$550,000 | \$550,000 |
| 2024 | \$525,200 | \$70,000 | \$595,200 | \$595,200 |
| 2023 | \$505,000 | \$70,000 | \$575,000 | \$575,000 |
| 2022 | \$472,059 | \$50,000 | \$522,059 | \$522,059 |
| 2021 | \$365,147 | \$50,000 | \$415,147 | \$415,147 |
| 2020 | \$340,880 | \$50,000 | \$390,880 | \$390,880 |

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.