



**Address:** [1309 CECILIA CT](#)  
**City:** ARLINGTON  
**Georeference:** 1563S-5-12  
**Subdivision:** BALLWEG ADDITION  
**Neighborhood Code:** 1M070N

**Latitude:** 32.6182489658  
**Longitude:** -97.0900339335  
**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 12

**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:** \$497,376

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

**Site Number:** 800021792

**Site Name:** BALLWEG ADDITION 5 12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,253

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,095

**Land Acres<sup>\*</sup>:** 0.2547

**Pool:** Y

<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:**

FLOWERS MARK A  
FLOWERS CHERIKA

**Primary Owner Address:**

1309 CECILIA CT  
ARLINGTON, TX 76002

**Deed Date:** 6/21/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219135502](#)

## 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	\$427,376	\$70,000	\$497,376	\$497,376
2024	\$427,376	\$70,000	\$497,376	\$495,490
2023	\$404,945	\$70,000	\$474,945	\$423,173
2022	\$343,420	\$50,000	\$393,420	\$384,703
2021	\$299,730	\$50,000	\$349,730	\$349,730
2020	\$278,977	\$50,000	\$328,977	\$328,977

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.