



**Address:** [1321 CECILIA CT](#)  
**City:** ARLINGTON  
**Georeference:** 1563S-5-17  
**Subdivision:** BALLWEG ADDITION  
**Neighborhood Code:** 1M070N

**Latitude:** 32.6187681016  
**Longitude:** -97.0890349156  
**TAD Map:** 2126-344  
**MAPSCO:** TAR-111Q



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 17

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

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

**Site Number:** 800021796

**Site Name:** BALLWEG ADDITION 5 17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,944

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,053

**Land Acres<sup>\*</sup>:** 0.2078

**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:**

NGUYEN HAI  
NGUYEN CINDY

**Primary Owner Address:**

1321 CECILIA CT  
ARLINGTON, TX 76002

**Deed Date:** 2/7/2020

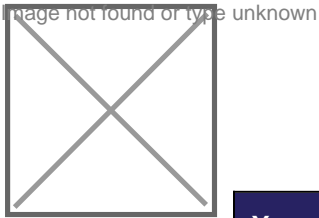
**Deed Volume:**

**Deed Page:**

**Instrument:** [D220031298](#)

## 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	\$406,000	\$70,000	\$476,000	\$476,000
2024	\$445,000	\$70,000	\$515,000	\$515,000
2023	\$455,000	\$70,000	\$525,000	\$484,000
2022	\$402,000	\$50,000	\$452,000	\$440,000
2021	\$350,000	\$50,000	\$400,000	\$400,000
2020	\$0	\$35,000	\$35,000	\$35,000

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.