



**Address:** [1325 CECILIA CT](#)  
**City:** ARLINGTON  
**Georeference:** 1563S-5-19  
**Subdivision:** BALLWEG ADDITION  
**Neighborhood Code:** 1M070N

**Latitude:** 32.6189431091  
**Longitude:** -97.0886154756  
**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 19

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

**Site Number:** 800021798  
**Site Name:** BALLWEG ADDITION 5 19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,702  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,163  
**Land Acres<sup>\*</sup>:** 0.2333  
**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 PHILLIP  
NGUYEN KEVIN  
NGUYEN TUYET BACH  
**Primary Owner Address:**  
1325 CECILIA CT  
ARLINGTON, TX 76002

**Deed Date:** 7/8/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221197166](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRONK DEBORAH L;CRONK GARY M	9/5/2019	<a href="#">D219204123</a>		



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	\$440,686	\$70,000	\$510,686	\$510,686
2024	\$440,686	\$70,000	\$510,686	\$510,686
2023	\$449,236	\$70,000	\$519,236	\$472,480
2022	\$379,527	\$50,000	\$429,527	\$429,527
2021	\$330,020	\$50,000	\$380,020	\$380,020
2020	\$306,490	\$50,000	\$356,490	\$356,490

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.