



**Address:** [1327 CECILIA CT](#)  
**City:** ARLINGTON  
**Georeference:** 1563S-5-20  
**Subdivision:** BALLWEG ADDITION  
**Neighborhood Code:** 1M070N

**Latitude:** 32.6190519821  
**Longitude:** -97.0883736313  
**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 20

**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:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$566,554

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

**Site Number:** 800021799  
**Site Name:** BALLWEG ADDITION 5 20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,082  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,592  
**Land Acres<sup>\*</sup>:** 0.3120  
**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:**

ZAMAN ASAD  
SULTANA SHARMEEN

**Primary Owner Address:**

1327 CECILIA CT  
ARLINGTON, TX 76002

**Deed Date:** 5/3/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219095477](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UIF CORPORATION	5/2/2019	<a href="#">D219094914</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	\$496,554	\$70,000	\$566,554	\$543,577
2024	\$496,554	\$70,000	\$566,554	\$494,161
2023	\$506,144	\$70,000	\$576,144	\$449,237
2022	\$384,269	\$50,000	\$434,269	\$408,397
2021	\$321,270	\$50,000	\$371,270	\$371,270
2020	\$321,270	\$50,000	\$371,270	\$371,270

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.