

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42261897

Address: <u>1327 CECILIA CT</u>

City: ARLINGTON

Georeference: 1563S-5-20

**Subdivision:** BALLWEG ADDITION **Neighborhood Code:** 1M070N

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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

Latitude: 32.6190519821

**TAD Map:** 2126-344 **MAPSCO:** TAR-1110

Longitude: -97.0883736313

**Site Name:** BALLWEG ADDITION 5 20 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,082
Percent Complete: 100%

Land Sqft\*: 13,592 Land Acres\*: 0.3120

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

ZAMAN ASAD SULTANA SHARMEEN

**Primary Owner Address:** 

1327 CECILIA CT ARLINGTON, TX 76002 **Deed Date:** 5/3/2019

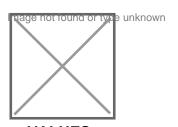
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**Instrument:** D219095477

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UIF CORPORATION	5/2/2019	D219094914		

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.