



Address: [1312 BYARS DR](#)
City: ARLINGTON
Georeference: 9528-1-2
Subdivision: DAY ADDITION
Neighborhood Code: 1M070R

Latitude: 32.6106011028
Longitude: -97.0876410021
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: DAY ADDITION Block 1 Lot 2

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: \$455,980

Protest Deadline Date: 5/24/2024

Site Number: 800036732
Site Name: DAY ADDITION 1 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,239
Percent Complete: 100%
Land Sqft^{*}: 8,762
Land Acres^{*}: 0.2011
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:

PHAM JIMMY DAT
NGUYEN PHUONG LINH THI
PHAM THANH XUAN

Primary Owner Address:

1312 BYARS DR
ARLINGTON, TX 76002

Deed Date: 4/2/2020
Deed Volume:
Deed Page:
Instrument: [D220082086](#)

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	\$385,980	\$70,000	\$455,980	\$455,980
2024	\$385,980	\$70,000	\$455,980	\$418,788
2023	\$386,955	\$70,000	\$456,955	\$380,716
2022	\$286,105	\$60,000	\$346,105	\$346,105
2021	\$272,006	\$60,000	\$332,006	\$332,006
2020	\$71,055	\$60,000	\$131,055	\$131,055

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.