



Address: [1464 EVERT CT](#)
City: ARLINGTON
Georeference: 24505T-1-2
Subdivision: LYNN CREEK ESTATES
Neighborhood Code: 1M060G

Latitude: 32.6327234269
Longitude: -97.0893562094
TAD Map: 2126-348
MAPSCO: TAR-111L



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LYNN CREEK ESTATES 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: 2021

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$372,294

Protest Deadline Date: 5/24/2024

Site Number: 800052335

Site Name: LYNN CREEK ESTATES 1 2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,111

Percent Complete: 100%

Land Sqft^{*}: 17,146

Land Acres^{*}: 0.3936

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 TRACY
HERNANDEZ JUAN JAVIER

Primary Owner Address:

1464 EVERT CT
ARLINGTON, TX 76002

Deed Date: 4/30/2024

Deed Volume:

Deed Page:

Instrument: [D224074871](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKINNEY BERTRAND;MCKINNEY DRACEANA	10/27/2021	D221327849		
SCOTT SANDLIN HOMES LTD	8/12/2020	D220216231		

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	\$222,690	\$90,000	\$312,690	\$312,690
2024	\$282,294	\$90,000	\$372,294	\$372,294
2023	\$376,331	\$90,000	\$466,331	\$353,361
2022	\$231,237	\$90,000	\$321,237	\$321,237
2021	\$0	\$63,000	\$63,000	\$63,000
0	\$0	\$0	\$0	\$0

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

There are no exemptions for this property

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.