



**Address:** [1456 EVERT CT](#)  
**City:** ARLINGTON  
**Georeference:** 24505T-1-4  
**Subdivision:** LYNN CREEK ESTATES  
**Neighborhood Code:** 1M060G

**Latitude:** 32.6327411895  
**Longitude:** -97.089908959  
**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 4

**Jurisdictions:**  
CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A  
**Year Built:** 2020  
**Personal Property Account:** N/A  
**Agent:** OOWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800052329  
**Site Name:** LYNN CREEK ESTATES 1 4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,501  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,055  
**Land Acres<sup>\*</sup>:** 0.3456  
**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:**  
NGUYEN VI  
**Primary Owner Address:**  
1456 EVERT CT  
ARLINGTON, TX 76002

**Deed Date:** 1/22/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221024500](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOTT SANDLIN HOMES LTD	8/6/2020	<a href="#">D220200186</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	\$274,311	\$90,000	\$364,311	\$364,311
2024	\$318,028	\$90,000	\$408,028	\$408,028
2023	\$318,829	\$90,000	\$408,829	\$408,829
2022	\$199,161	\$90,000	\$289,161	\$289,161
2021	\$199,661	\$90,000	\$289,661	\$289,661
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.