



Address: [1452 EVERT CT](#)
City: ARLINGTON
Georeference: 24505T-1-5
Subdivision: LYNN CREEK ESTATES
Neighborhood Code: 1M060G

Latitude: 32.6327464083
Longitude: -97.0901703983
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 5

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
Protest Deadline Date: 5/24/2024

Site Number: 800052330
Site Name: LYNN CREEK ESTATES 1 5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,336
Percent Complete: 100%
Land Sqft^{*}: 15,000
Land Acres^{*}: 0.3444
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:
AKINTOMOWO OLUWASEGUN
NNAJI CHINONSO
Primary Owner Address:
1452 EVERT CT
ARLINGTON, TX 76002

Deed Date: 2/23/2022
Deed Volume:
Deed Page:
Instrument: [D222059263](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOTT SANDLIN HOMES LTD	1/26/2021	D221025076		

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	\$397,663	\$90,000	\$487,663	\$487,663
2024	\$397,663	\$90,000	\$487,663	\$487,663
2023	\$398,662	\$90,000	\$488,662	\$488,662
2022	\$244,153	\$90,000	\$334,153	\$334,153
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

- 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.