



**Address:** [1404 EVERT CT](#)  
**City:** ARLINGTON  
**Georeference:** 24505T-1-17  
**Subdivision:** LYNN CREEK ESTATES  
**Neighborhood Code:** 1M060G

**Latitude:** 32.6332664187  
**Longitude:** -97.0932935592  
**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 17

**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:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$511,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800052351  
**Site Name:** LYNN CREEK ESTATES 1 17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,581  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 15,000  
**Land Acres<sup>\*</sup>:** 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:**  
NGUYEN THIEN HAI  
NGUYEN THIEN-THU THI  
**Primary Owner Address:**  
1404 EVERT CT  
ARLINGTON, TX 76002

**Deed Date:** 5/21/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221149702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MSAND BUILD LLC	8/25/2020	<a href="#">D220214800</a>		



## VALUES

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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	\$391,000	\$90,000	\$481,000	\$474,000
2024	\$421,000	\$90,000	\$511,000	\$430,909
2023	\$422,891	\$90,000	\$512,891	\$391,735
2022	\$266,123	\$90,000	\$356,123	\$356,123
2021	\$67,373	\$90,000	\$157,373	\$157,373
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

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- 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.