

Tarrant Appraisal District

Property Information | PDF

Account Number: 42642335

Address: 1439 EVERT CT

City: ARLINGTON

Georeference: 24505T-2-10

Subdivision: LYNN CREEK ESTATES

Neighborhood Code: 1M060G

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

PROPERTY DATA

Legal Description: LYNN CREEK ESTATES Block 2

Lot 10

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: \$406,309

Protest Deadline Date: 5/24/2024

Site Number: 800052326

Latitude: 32.6334060068

TAD Map: 2126-348 **MAPSCO:** TAR-111L

Longitude: -97.0906798398

Site Name: LYNN CREEK ESTATES 2 10 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,503
Percent Complete: 100%

Land Sqft*: 15,000 Land Acres*: 0.3444

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

NGUYEN JOHN PHAM YEN

Primary Owner Address:

1439 EVERT CT

ARLINGTON, TX 76002

Deed Date: 11/29/2021

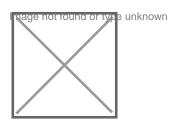
Deed Volume: Deed Page:

Instrument: <u>D221354187</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MSAND BUILD LLC	8/14/2020	D220204681		

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$290,000	\$90,000	\$380,000	\$380,000
2024	\$316,309	\$90,000	\$406,309	\$347,334
2023	\$317,104	\$90,000	\$407,104	\$315,758
2022	\$197,053	\$90,000	\$287,053	\$287,053
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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.