



**Address:** [1439 EVERT CT](#)  
**City:** ARLINGTON  
**Georeference:** 24505T-2-10  
**Subdivision:** LYNN CREEK ESTATES  
**Neighborhood Code:** 1M060G

**Latitude:** 32.6334060068  
**Longitude:** -97.0906798398  
**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 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  
**Site Name:** LYNN CREEK ESTATES 2 10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,503  
**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 JOHN  
PHAM YEN  
**Primary Owner Address:**  
1439 EVERT CT  
ARLINGTON, TX 76002

**Deed Date:** 11/29/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221354187](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MSAND BUILD LLC	8/14/2020	<a href="#">D220204681</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	\$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.

+ 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.