



Address: [1451 EVERT CT](#)
City: ARLINGTON
Georeference: 24505T-2-13
Subdivision: LYNN CREEK ESTATES
Neighborhood Code: 1M060G

Latitude: 32.633396816
Longitude: -97.0898989274
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 13

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: OOWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$423,640
Protest Deadline Date: 5/24/2024

Site Number: 800052324
Site Name: LYNN CREEK ESTATES 2 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,606
Percent Complete: 100%
Land Sqft^{*}: 15,055
Land Acres^{*}: 0.3456
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 JERRY TRUNG
NGUYEN THUY TUONG
Primary Owner Address:
1451 EVERT CT
ARLINGTON, TX 76002

Deed Date: 12/3/2021
Deed Volume:
Deed Page:
Instrument: [D221361315](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TLS HOMES INC	8/12/2020	D220210537		



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	\$333,640	\$90,000	\$423,640	\$399,401
2024	\$333,640	\$90,000	\$423,640	\$363,092
2023	\$334,479	\$90,000	\$424,479	\$330,084
2022	\$210,076	\$90,000	\$300,076	\$300,076
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.