

Property Information | PDF

Account Number: 42642360

Address: 1451 EVERT CT

City: ARLINGTON

Georeference: 24505T-2-13

**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 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: OWNWELL INC (12140) Notice Sent Date: 4/15/2025

Notice Value: \$423,640

Protest Deadline Date: 5/24/2024

Latitude: 32.633396816

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

Longitude: -97.0898989274

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.

## OWNER INFORMATION

**Current Owner:** 

NGUYEN JERRY TRUNG NGUYEN THUY TUONG **Primary Owner Address:** 

1451 EVERT CT

ARLINGTON, TX 76002

Deed Date: 12/3/2021

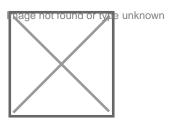
Deed Volume: Deed Page:

**Instrument:** D221361315

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

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<sup>\*</sup> 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	\$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.

## **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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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.