



**Address:** [1312 COLONIAL CT](#)  
**City:** ARLINGTON  
**Georeference:** 16765-5-4  
**Subdivision:** HALL & PHILLIPS ADDITION  
**Neighborhood Code:** 1C200G

**Latitude:** 32.7221909816  
**Longitude:** -97.1339253326  
**TAD Map:** 2108-384  
**MAPSCO:** TAR-082P



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

## PROPERTY DATA

**Legal Description:** HALL & PHILLIPS ADDITION  
Block 5 Lot 4 LESS S 10'

**Jurisdictions:**

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1958

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01148478

**Site Name:** HALL & PHILLIPS ADDITION-5-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,071

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,423

**Land Acres<sup>\*</sup>:** 0.3311

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION



**Current Owner:**

ATKINSON NATASHA NIKOLE  
ATKINSON ADAM CLAYTON

**Primary Owner Address:**

1312 COLONIAL CT  
ARLINGTON, TX 76013

**Deed Date:** 9/11/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217210506](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STUECHELI DAWN;STUECHELI JOHN	10/24/2013	<a href="#">D213277842</a>	0000000	0000000
PEDEN JOYCE;PEDEN TOMMY	12/10/1985	00083970000855	0008397	0000855
ROGER HAILEY	12/31/1900	00000000000000	0000000	0000000

**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	\$0	\$0	\$0	\$0
2024	\$240,201	\$84,423	\$324,624	\$307,497
2023	\$290,433	\$74,423	\$364,856	\$279,543
2022	\$254,551	\$54,375	\$308,926	\$254,130
2021	\$191,027	\$40,000	\$231,027	\$231,027
2020	\$191,027	\$40,000	\$231,027	\$231,027

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.