

Tarrant Appraisal District Property Information | PDF Account Number: 01148478

Address: <u>1312 COLONIAL CT</u>

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

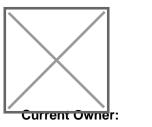
Year Built: 1958

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+++: 2,071 Percent Complete: 100% Land Sqft*: 14,423 Land Acres*: 0.3311 Pool: N

+++ Rounded.

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

OWNER INFORMATION



Tarrant Appraisal District Property Information | PDF

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	D213277842	000000	0000000
PEDEN JOYCE;PEDEN TOMMY	12/10/1985	00083970000855	0008397	0000855
ROGER HAILEY	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.