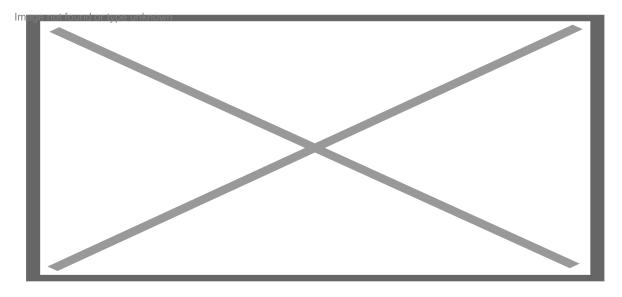


# Tarrant Appraisal District Property Information | PDF Account Number: 42436077

## Address: <u>1245 LYNN DR</u>

City: ARLINGTON Georeference: 9528-4-22 Subdivision: DAY ADDITION Neighborhood Code: 1M070R Latitude: 32.6121670841 Longitude: -97.0856140708 TAD Map: 2126-344 MAPSCO: TAR-111V





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

#### **PROPERTY DATA**

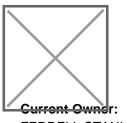
Legal Description: DAY ADDITION Block 4 Lot 22 Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A Year Built: 2019 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 800036715 Site Name: DAY ADDITION 4 22 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,311 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,033 Land Acres<sup>\*</sup>: 0.1385 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

FERRELL STANLEY

Primary Owner Address: 1245 LYNN DR ARLINGTON, TX 76002

## VALUES

Deed Date: 12/31/2019 Deed Volume: Deed Page: Instrument: D220000306

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	\$516,018	\$70,000	\$586,018	\$533,081
2023	\$463,506	\$70,000	\$533,506	\$484,619
2022	\$380,563	\$60,000	\$440,563	\$440,563
2021	\$361,427	\$60,000	\$421,427	\$420,256
2020	\$322,051	\$60,000	\$382,051	\$382,051

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.