



**Address:** [1602 EDEN LN](#)  
**City:** ARLINGTON  
**Georeference:** 940-4-17  
**Subdivision:** ARLINGTON MANOR  
**Neighborhood Code:** 1C010H

**Latitude:** 32.7196309834  
**Longitude:** -97.0848064002  
**TAD Map:** 2126-380  
**MAPSCO:** TAR-083V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ARLINGTON MANOR Block 4  
Lot 17

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1955

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$211,938

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00074500

**Site Name:** ARLINGTON MANOR-4-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,148

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,380

**Land Acres<sup>\*</sup>:** 0.2382

**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:**

ANDRADE SANDRA  
ANDRADE HECTOR ANTONIO

**Primary Owner Address:**

1602 EDEN LN  
ARLINGTON, TX 76010

**Deed Date:** 3/21/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225048106](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDRADE HECTOR ANTONIO;ANDRADE HECTOR WILFREDO;ANDRADE SANDRA	7/25/2022	<a href="#">D222197184</a>		
SANCHEZ AARON	9/15/2000	00145300000247	0014530	0000247
MERCER MARY IZELLA EST	2/8/1991	00101780001916	0010178	0001916
MERCER ROGER W SR	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	\$171,558	\$40,380	\$211,938	\$211,938
2024	\$171,558	\$40,380	\$211,938	\$211,938
2023	\$162,756	\$30,000	\$192,756	\$192,756
2022	\$136,049	\$30,000	\$166,049	\$89,445
2021	\$112,002	\$30,000	\$142,002	\$81,314
2020	\$91,605	\$30,000	\$121,605	\$73,922

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.