

Tarrant Appraisal District
Property Information | PDF

Account Number: 01650548

Address: 709 EDGEMONT PL

City: ARLINGTON

Georeference: 25135-13-30

Subdivision: MATLOCK MANOR ADDITION

Neighborhood Code: 1M030A

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

PROPERTY DATA

Legal Description: MATLOCK MANOR ADDITION

Block 13 Lot 30

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 1982

Personal Property Account: N/A

Agent: RYAN LLC (00320R) Notice Sent Date: 4/15/2025 Notice Value: \$245,886

Protest Deadline Date: 5/24/2024

Site Number: 01650548

Latitude: 32.6659647237

TAD Map: 2114-360 **MAPSCO:** TAR-096V

Longitude: -97.1161273039

Site Name: MATLOCK MANOR ADDITION-13-30 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,472
Percent Complete: 100%

Land Sqft*: 8,435 **Land Acres***: 0.1936

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

VALDIVIA JESUS EZEQUIEL

Primary Owner Address:
709 EDGEMONT PL
ARLINGTON, TX 76017

Deed Date: 4/12/2024

Deed Volume: Deed Page:

Instrument: D224065776

08-03-2025 Page 1

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
API DFW PROPERTIES LLC	3/22/2017	D217064706		
CHEUNG DIANA	4/13/2011	D211147518	0000000	0000000
CHEUNG MABEL;CHEUNG SUN MAN CHEUNG	4/21/2010	D210093880	0000000	0000000
YUE CHUN LEUNG	3/23/2010	D210070874	0000000	0000000
DEUTSCHE BANK	2/2/2010	D210030775	0000000	0000000
ESQUIVEL JENNIFER;ESQUIVEL JUAN C	3/11/2009	D209080749	0000000	0000000
ESQUIVEL JENNIFER;ESQUIVEL JUAN	6/7/2004	D204182694	0000000	0000000
EVANS CHRISTOPHER LEE	4/17/2002	00156190000235	0015619	0000235
DEWBERRY JAMES R	10/31/1990	00100870001729	0010087	0001729
GUTIERREZ BRENDA;GUTIERREZ JESUS	4/18/1983	00074890001806	0007489	0001806
SPIES ROBERTS INC	12/31/1900	00000000000000	0000000	0000000

VALUES

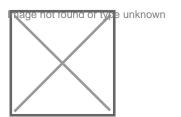
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$205,886	\$40,000	\$245,886	\$245,886
2024	\$205,886	\$40,000	\$245,886	\$245,886
2023	\$184,000	\$40,000	\$224,000	\$224,000
2022	\$158,000	\$30,000	\$188,000	\$188,000
2021	\$158,000	\$30,000	\$188,000	\$188,000
2020	\$120,000	\$30,000	\$150,000	\$150,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

08-03-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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.

08-03-2025 Page 3