



Address: [2204 EMERALD OAKS CT](#)
City: ARLINGTON
Georeference: 12751-2-49
Subdivision: EMERALD PARK ADDITION
Neighborhood Code: 1M100I

Latitude: 32.6559169469
Longitude: -97.1433740622
TAD Map: 2108-360
MAPSCO: TAR-096W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EMERALD PARK ADDITION
Block 2 Lot 49

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 05460018

Site Name: EMERALD PARK ADDITION-2-49

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,832

Percent Complete: 100%

Land Sqft^{*}: 22,153

Land Acres^{*}: 0.5085

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

EDWARDS DAVID A

Primary Owner Address:

2204 EMERALD OAKS CT
ARLINGTON, TX 76017-4580

Deed Date: 6/3/2015

Deed Volume:

Deed Page:

Instrument: [D215123842](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAMMELL CLAYTON T	5/24/2012	D212124584	0000000	0000000
KENNEDY MARGARET A	5/5/2006	D206144941	0000000	0000000
KENNEDY MARGARET;KENNEDY ROBERT	12/30/1986	00087930000286	0008793	0000286
ANDERSON DAVID;ANDERSON MARTHETTA	3/12/1986	00084830001014	0008483	0001014
BOB HINES CO INC	10/22/1984	00079850001486	0007985	0001486
PHILLIPS DAN	1/1/1984	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 ⁺
2025	\$339,688	\$66,500	\$406,188	\$406,188
2024	\$339,688	\$66,500	\$406,188	\$406,188
2023	\$349,149	\$66,500	\$415,649	\$378,613
2022	\$341,811	\$47,500	\$389,311	\$344,194
2021	\$265,404	\$47,500	\$312,904	\$312,904
2020	\$265,404	\$47,500	\$312,904	\$312,904

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.