



**Address:** [4012 SOUTHERN CHARM CT](#)  
**City:** ARLINGTON  
**Georeference:** 39602--7  
**Subdivision:** SOUTHERN CHARM ADDITION  
**Neighborhood Code:** A1A020Z

**Latitude:** 32.6798220207  
**Longitude:** -97.2096573833  
**TAD Map:** 2084-368  
**MAPSCO:** TAR-094K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHERN CHARM ADDITION  
Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05816114

**Site Name:** SOUTHERN CHARM ADDITION-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,368

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,929

**Land Acres<sup>\*</sup>:** 0.0901

**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:**

COOK ERIC M

**Primary Owner Address:**

2313 BRIARWOOD BLVD  
ARLINGTON, TX 76013

**Deed Date:** 9/24/2001

**Deed Volume:** 0015190

**Deed Page:** 0000436

**Instrument:** 00151900000436

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VON SHAPEN KENNETH	5/24/1999	00138570000521	0013857	0000521
TEXAS ACQUISITIONS	10/1/1990	00100620000880	0010062	0000880
NCNB TEXAS NATIONAL BANK	4/3/1990	00098860001940	0009886	0001940
TOWNHOUSE PARTNERS	3/31/1988	00092440002040	0009244	0002040
FIRST REPUBLICBANK	2/2/1988	00000000000000	0000000	0000000
TANNER DANIEL;TANNER R ROOF	10/3/1985	00083280000204	0008328	0000204
KINNARD DONNA;KINNARD JAKE	1/1/1985	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	\$198,969	\$32,500	\$231,469	\$231,469
2024	\$198,969	\$32,500	\$231,469	\$231,469
2023	\$200,600	\$32,500	\$233,100	\$233,100
2022	\$160,513	\$32,500	\$193,013	\$193,013
2021	\$141,656	\$32,500	\$174,156	\$174,156
2020	\$149,682	\$32,500	\$182,182	\$182,182

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

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.