



Address: [852 W LYNN CREEK DR](#)
City: ARLINGTON
Georeference: 40457-19-8
Subdivision: STONEBROOK ESTATES ADDN
Neighborhood Code: 1M020A

Latitude: 32.6377672287
Longitude: -97.1211804729
TAD Map: 2114-352
MAPSCO: TAR-110H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STONEBROOK ESTATES
ADDN Block 19 Lot 8

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$258,191

Protest Deadline Date: 5/24/2024

Site Number: 05892678

Site Name: STONEBROOK ESTATES ADDN-19-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,439

Percent Complete: 100%

Land Sqft^{*}: 6,147

Land Acres^{*}: 0.1411

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:

KNEFEL MARIA
KNEFEL STEPHEN

Primary Owner Address:

852 WEST LYNN CREEK DR
ARLINGTON, TX 76001-7522

Deed Date: 3/18/2019

Deed Volume:

Deed Page:

Instrument: [D219058106](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KNEFEL STEPHEN REVOCABLE LIVING TRUST	5/29/2018	D218116744		
KNEFEL STEPHEN F	3/10/2017	D217080765		
KNEFEL STEPHEN F	10/15/1986	00087170001639	0008717	0001639
ALMIDD INC	8/15/1986	00086530000790	0008653	0000790
SEVILLE EQUITES INC	1/1/1985	000000000000000	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	\$213,191	\$45,000	\$258,191	\$258,191
2024	\$213,191	\$45,000	\$258,191	\$249,453
2023	\$216,233	\$45,000	\$261,233	\$226,775
2022	\$171,159	\$35,000	\$206,159	\$206,159
2021	\$157,904	\$35,000	\$192,904	\$192,904
2020	\$141,738	\$35,000	\$176,738	\$176,738

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.