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**Address:** [1104 CHERRYTREE DR](#)  
**City:** ARLINGTON  
**Georeference:** 10895-7-1  
**Subdivision:** EDEN ROAD ESTATES  
**Neighborhood Code:** 1M020A

**Latitude:** 32.6370891009  
**Longitude:** -97.1285778337  
**TAD Map:** 2114-352  
**MAPSCO:** TAR-110G



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

## PROPERTY DATA

**Legal Description:** EDEN ROAD ESTATES Block 7  
Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1991

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$340,317

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

**Site Number:** 05922100

**Site Name:** EDEN ROAD ESTATES-7-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,929

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,284

**Land Acres<sup>\*</sup>:** 0.1672

**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:**

FITZPATRICK C A  
FITZPATRICK CURTIS

**Primary Owner Address:**

1104 CHERRYTREE DR  
ARLINGTON, TX 76001-7800

**Deed Date:** 3/28/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212096241](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FITZPATRICK CHRISTINE A ETAL	11/22/2002	00161740000195	0016174	0000195
GAY KATHERINE A;GAY WILLIAM E	7/18/1995	00120350000911	0012035	0000911
NOAH CLIFFORD T;NOAH LEAH	4/24/1991	00102460000272	0010246	0000272
A-VENTURE HOMES	4/23/1991	00102460000269	0010246	0000269
S & M BUILDING CORP INC	11/13/1990	00101050000543	0010105	0000543
TEXAS AMERICAN BRIDGE BANK	9/12/1989	00097010001412	0009701	0001412
B C C PROPERTIES	7/31/1987	00090240000909	0009024	0000909
HOTT & PORTER INC	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	\$295,317	\$45,000	\$340,317	\$340,317
2024	\$295,317	\$45,000	\$340,317	\$328,434
2023	\$299,450	\$45,000	\$344,450	\$298,576
2022	\$236,433	\$35,000	\$271,433	\$271,433
2021	\$217,849	\$35,000	\$252,849	\$252,849
2020	\$195,218	\$35,000	\$230,218	\$229,948

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.