



**Address:** [1003 VALLEY BRANCH DR](#)  
**City:** ARLINGTON  
**Georeference:** 10895-6-12  
**Subdivision:** EDEN ROAD ESTATES  
**Neighborhood Code:** 1M020A

**Latitude:** 32.6348082944  
**Longitude:** -97.127142511  
**TAD Map:** 2114-352  
**MAPSCO:** TAR-110L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDEN ROAD ESTATES Block 6  
Lot 12

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$268,515

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

**Site Number:** 06169260

**Site Name:** EDEN ROAD ESTATES-6-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,398

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,243

**Land Acres<sup>\*</sup>:** 0.1662

**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:**

JACKYMACK MARGARET

**Primary Owner Address:**

1003 VALLEY BRANCH DR  
ARLINGTON, TX 76001-7879

**Deed Date:** 5/6/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213123327](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN KARI A	5/15/2009	<a href="#">D209134392</a>	0000000	0000000
SCOTT PAULA JEAN	9/11/2003	<a href="#">D203344139</a>	0017196	0000339
CATON BRIAN;CATON MICHELLE L	10/14/1994	00117650000331	0011765	0000331
EDEN ROAD JV	3/4/1993	00109910002348	0010991	0002348
PATTERSON MICHAEL H	7/25/1992	00107190001563	0010719	0001563
GRAY-SON LAND INC	7/24/1992	00107180002242	0010718	0002242
FDIC	11/5/1991	00104350000500	0010435	0000500
HOTT & PORTER INC	1/1/1987	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	\$223,515	\$45,000	\$268,515	\$268,515
2024	\$223,515	\$45,000	\$268,515	\$259,382
2023	\$226,590	\$45,000	\$271,590	\$235,802
2022	\$179,365	\$35,000	\$214,365	\$214,365
2021	\$165,435	\$35,000	\$200,435	\$200,435
2020	\$148,477	\$35,000	\$183,477	\$183,477

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.