



**Address:** [1104 VALLEY BRANCH DR](#)  
**City:** ARLINGTON  
**Georeference:** 10895-5-13AR  
**Subdivision:** EDEN ROAD ESTATES  
**Neighborhood Code:** 1M020A

**Latitude:** 32.6343858596  
**Longitude:** -97.1292576706  
**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 5  
Lot 13AR

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1992

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

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

**Notice Value:** \$361,668

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

**Site Number:** 06215920

**Site Name:** EDEN ROAD ESTATES-5-13AR

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,252

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,060

**Land Acres<sup>\*</sup>:** 0.1391

**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:**

HOLMES RICARDO  
HOLMES BEATRIZ E

**Primary Owner Address:**

1104 VALLEY BRANCH DR  
ARLINGTON, TX 76001

**Deed Date:** 10/3/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220267695](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOLMES RICARDO	9/30/2015	<a href="#">D215222655</a>		
BELLO DOUGLAS T	9/2/1999	00140020000344	0014002	0000344
CRAWFORD JENNIFER;CRAWFORD SELWYN D	1/31/1992	00105330000983	0010533	0000983
A-VENTURE HOMES	1/30/1992	00105330000980	0010533	0000980
S & M BUILDING CORP INC	11/13/1990	00101050000543	0010105	0000543
TEXAS AMERICAN BRIDGE BANK	10/31/1989	00097470001630	0009747	0001630
B C C PROPERTIES	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	\$236,225	\$45,000	\$281,225	\$281,225
2024	\$316,668	\$45,000	\$361,668	\$348,796
2023	\$321,087	\$45,000	\$366,087	\$317,087
2022	\$253,261	\$35,000	\$288,261	\$288,261
2021	\$233,247	\$35,000	\$268,247	\$268,247
2020	\$208,880	\$35,000	\$243,880	\$243,880

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.