



Address: [1109 VALLEY BRANCH DR](#)
City: ARLINGTON
Georeference: 10895-6-2AR
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6347871196
Longitude: -97.1298170128
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 2AR

Jurisdictions:

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

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 06215963

Site Name: EDEN ROAD ESTATES-6-2AR

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,562

Percent Complete: 100%

Land Sqft^{*}: 6,500

Land Acres^{*}: 0.1492

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:

NIMAKO RICHMOND O

OBENG PRISCILLA

Primary Owner Address:

1109 VALLEY BRANCH DR
ARLINGTON, TX 76001

Deed Date: 4/22/2016

Deed Volume:

Deed Page:

Instrument: [D216085792](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LINDERMAN GILBERT;LINDERMAN MARGARET N	10/20/2003	D203402518	0000000	0000000
VUONG TUYEN	4/3/2002	00156250000242	0015625	0000242
NGUYEN PHUNG VAN	5/31/1991	00102730001811	0010273	0001811
TEXAS AMERICAN BRIDGE BANK	9/12/1989	00097010001412	0009701	0001412
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 ⁺
2025	\$200,861	\$45,000	\$245,861	\$245,861
2024	\$200,861	\$45,000	\$245,861	\$245,861
2023	\$235,104	\$45,000	\$280,104	\$233,320
2022	\$177,109	\$35,000	\$212,109	\$212,109
2021	\$171,319	\$35,000	\$206,319	\$206,319
2020	\$153,892	\$35,000	\$188,892	\$188,892

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.