



Address: [1101 VALLEY BRANCH DR](#)
City: ARLINGTON
Georeference: 10895-6-5AR1
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6347816781
Longitude: -97.128972586
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 5AR1

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: GOODRICH REALTY CONSULTING (00974)

Protest Deadline Date: 5/24/2024

Site Number: 06216013

Site Name: EDEN ROAD ESTATES-6-5AR1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,533

Percent Complete: 100%

Land Sqft^{*}: 6,125

Land Acres^{*}: 0.1406

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:

GP FUTURE LLC

Primary Owner Address:

2528 BELT LINE RD
IRVING, TX 75062

Deed Date: 5/13/2020

Deed Volume:

Deed Page:

Instrument: [D220110345](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN CONNIE	12/30/2019	D220002862		
TERRA PENA SERIES LLC	10/3/2019	D219227050		
LOCKE KASIE JOVAHN	12/6/2016	D216284769		
ALEXANDER RONDA N	11/9/2001	00152590000010	0015259	0000010
CUDE JAMES L;CUDE KIMBERLY J	1/24/1997	00126580000675	0012658	0000675
GIBSON DAVID;GIBSON MELISSA CONGER	6/22/1994	00100600002039	0010060	0002039
GIBSON DAVID;GIBSON MELISSA CONGER	9/28/1990	00100600002039	0010060	0002039
CENTEX REAL ESTATE CORP	6/25/1990	00099630002219	0009963	0002219
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	\$229,011	\$45,000	\$274,011	\$274,011
2024	\$229,011	\$45,000	\$274,011	\$274,011
2023	\$232,228	\$45,000	\$277,228	\$277,228
2022	\$184,093	\$35,000	\$219,093	\$219,093
2021	\$169,814	\$35,000	\$204,814	\$204,814
2020	\$152,416	\$35,000	\$187,416	\$187,416

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

There are no exemptions for this property

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.