



Address: [1209 HARDISTY DR](#)
City: ARLINGTON
Georeference: 3587-10-3
Subdivision: BRIGHTON ESTATES
Neighborhood Code: 1M020D

Latitude: 32.6424567817
Longitude: -97.1323227353
TAD Map: 2108-352
MAPSCO: TAR-110F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRIGHTON ESTATES Block 10
Lot 3

Jurisdictions:

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

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$397,568

Protest Deadline Date: 5/24/2024

Site Number: 06601316

Site Name: BRIGHTON ESTATES-10-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,651

Percent Complete: 100%

Land Sqft^{*}: 7,579

Land Acres^{*}: 0.1740

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:

USMAN SAMIRA
USMAN ATEF

Primary Owner Address:

2809 KEYHOLE CIR
IRVING, TX 75062

Deed Date: 4/19/2021

Deed Volume:

Deed Page:

Instrument: [D221116688](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
USMAN SAMIRA	8/5/2009	D209211778	0000000	0000000
GOLDSTON BRENDA;GOLDSTON DICK	7/28/1999	00139470000364	0013947	0000364
CASTILLO DAVID Q;CASTILLO MARTHA	6/28/1996	00124230002183	0012423	0002183
RYLAND GROUP INC	11/3/1995	00121620000010	0012162	0000010
MINERAL SPRINGS LTD	1/1/1993	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	\$347,568	\$50,000	\$397,568	\$397,568
2024	\$347,568	\$50,000	\$397,568	\$372,815
2023	\$350,489	\$50,000	\$400,489	\$338,923
2022	\$292,532	\$40,000	\$332,532	\$308,112
2021	\$245,985	\$40,000	\$285,985	\$280,102
2020	\$214,638	\$40,000	\$254,638	\$254,638

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.