



Address: [873 W LYNN CREEK DR](#)
City: ARLINGTON
Georeference: 10895-10-9R
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6381935282
Longitude: -97.1232111732
TAD Map: 2114-352
MAPSCO: TAR-110G



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 10
Lot 9R

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: \$329,643

Protest Deadline Date: 5/24/2024

Site Number: 06719082

Site Name: EDEN ROAD ESTATES-10-9R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,772

Percent Complete: 100%

Land Sqft^{*}: 7,274

Land Acres^{*}: 0.1669

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:

EVANS JAMES E
EVANS PATRICIA

Primary Owner Address:

873 W LYNN CREEK DR
ARLINGTON, TX 76001-8305

Deed Date: 6/2/2015

Deed Volume:

Deed Page:

Instrument: [D215119461](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
873 WEST LYNN CRK DR TRUST	3/14/2014	D214050355	0000000	0000000
SANCHEZ JANET L	4/11/2011	D211087965	0000000	0000000
DUNCAN KRISTIN;DUNCAN STEPHEN D	12/30/1994	00118430000731	0011843	0000731
CHOICE HOMES-TEXAS INC	1/1/1994	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	\$284,643	\$45,000	\$329,643	\$329,643
2024	\$284,643	\$45,000	\$329,643	\$318,074
2023	\$288,574	\$45,000	\$333,574	\$289,158
2022	\$227,871	\$35,000	\$262,871	\$262,871
2021	\$209,951	\$35,000	\$244,951	\$244,951
2020	\$188,142	\$35,000	\$223,142	\$223,142

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.