



**Address:** [904 W LYNN CREEK DR](#)  
**City:** ARLINGTON  
**Georeference:** 10895-13-2R  
**Subdivision:** EDEN ROAD ESTATES  
**Neighborhood Code:** 1M020A

**Latitude:** 32.6377449121  
**Longitude:** -97.1240328639  
**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 13  
Lot 2R

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 06719112

**Site Name:** EDEN ROAD ESTATES-13-2R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,692

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,230

**Land Acres<sup>\*</sup>:** 0.1659

**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:**

THE EY FAMILY TRUST

THE EY FAMILY TRUST

**Primary Owner Address:**

7333 HINTON DR  
MANSFIELD, TX 76063

**Deed Date:** 3/10/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216056711](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HBS FUNDING LLC	1/29/2016	<a href="#">D216022256</a>		
PAILLIOTET MATTHIAS M	10/7/2015	<a href="#">D215232792</a>		
PAILLIOTET THOMAS	6/19/2006	<a href="#">D206333007</a>	0000000	0000000
PAILLIOTET KATHLE;PAILLIOTET THOMAS	7/25/2003	<a href="#">D203292231</a>	0017046	0000051
FORDYCE JOSEPH T;FORDYCE KATHLEEN	12/27/1994	00118410002150	0011841	0002150
CHOICE HOMES-TEXAS INC	1/1/1994	0000000000000000	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	\$192,042	\$45,000	\$237,042	\$237,042
2024	\$244,000	\$45,000	\$289,000	\$289,000
2023	\$256,000	\$45,000	\$301,000	\$301,000
2022	\$164,000	\$35,000	\$199,000	\$199,000
2021	\$164,000	\$35,000	\$199,000	\$199,000
2020	\$166,000	\$35,000	\$201,000	\$201,000

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.