



**Address:** [877 W LYNN CREEK DR](#)  
**City:** ARLINGTON  
**Georeference:** 10895-10-7R  
**Subdivision:** EDEN ROAD ESTATES  
**Neighborhood Code:** 1M020A

**Latitude:** 32.6381974194  
**Longitude:** -97.123658722  
**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 7R

**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

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

**Site Number:** 06719414

**Site Name:** EDEN ROAD ESTATES-10-7R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,696

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,319

**Land Acres<sup>\*</sup>:** 0.1680

**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:**

BLANCHARD CHARLES M

**Primary Owner Address:**

1709 SULLY ST #T  
PLANO, TX 75075

**Deed Date:** 5/14/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215105225](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HORTON SHERI MYRICK;HORTON SUSAN	5/26/1999	00138550000175	0013855	0000175
BAILEY KATHRYN R;BAILEY MICHAEL	2/24/1995	00118950000316	0011895	0000316
CHOICE HOMES INC	11/23/1994	00118030001818	0011803	0001818
EDEN ROAD ESTATES JV	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 <sup>+</sup>
2025	\$219,659	\$45,000	\$264,659	\$264,659
2024	\$219,659	\$45,000	\$264,659	\$264,659
2023	\$289,097	\$45,000	\$334,097	\$334,097
2022	\$228,047	\$35,000	\$263,047	\$263,047
2021	\$209,715	\$35,000	\$244,715	\$244,715
2020	\$178,203	\$35,000	\$213,203	\$213,203

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.