



Address: [865 W LYNN CREEK DR](#)
City: ARLINGTON
Georeference: 10895-11-1R
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6381966387
Longitude: -97.1224768471
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 11
Lot 1R

Jurisdictions:

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

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06719449

Site Name: EDEN ROAD ESTATES-11-1R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,696

Percent Complete: 100%

Land Sqft^{*}: 10,194

Land Acres^{*}: 0.2340

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:

CHEONG HENG HON
LIN MINYAN

Primary Owner Address:

1862 RIBISI WAY
SAN JOSE, CA 95131

Deed Date: 7/11/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214156138](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YU AN-CHI	4/1/2011	D211116126	0000000	0000000
YU AN-CHI	6/14/2005	D205173577	0000000	0000000
YU TAIYUAN	4/27/2005	D205118949	0000000	0000000
SECRETARY OF HUD	1/18/2005	D205036143	0000000	0000000
WELLS FARGO BANK N A	1/4/2005	D205010081	0000000	0000000
VIGIL CELSO;VIGIL GLADYS KAMICHI	12/15/2000	00146560000165	0014656	0000165
RANDALL FORREST W;RANDALL LEIDA	2/29/1996	00122890001996	0012289	0001996
CHOICE HOMES TEXAS INC	12/14/1995	00122030000013	0012203	0000013
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 ⁺
2025	\$287,345	\$45,000	\$332,345	\$332,345
2024	\$287,345	\$45,000	\$332,345	\$332,345
2023	\$290,532	\$45,000	\$335,532	\$335,532
2022	\$229,172	\$35,000	\$264,172	\$264,172
2021	\$210,745	\$35,000	\$245,745	\$245,745
2020	\$179,514	\$35,000	\$214,514	\$214,514

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.