



Address: [862 W LYNN CREEK DR](#)
City: ARLINGTON
Georeference: 10895-12-1R
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6377524604
Longitude: -97.1224265186
TAD Map: 2114-352
MAPSCO: TAR-110H



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 12
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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$335,943

Protest Deadline Date: 5/24/2024

Site Number: 06719457

Site Name: EDEN ROAD ESTATES-12-1R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,797

Percent Complete: 100%

Land Sqft^{*}: 7,624

Land Acres^{*}: 0.1750

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

VIGIL ANA M

Primary Owner Address:

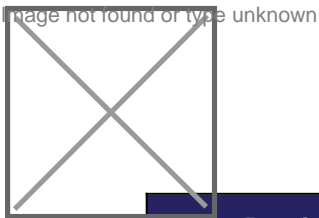
862 W LYNN CREEK DR
ARLINGTON, TX 76001

Deed Date: 5/4/2018

Deed Volume:

Deed Page:

Instrument: [D218105605](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIGIL ANA M ETAL	11/13/2009	D209300618	0000000	0000000
VIGIL ANA M;VIGIL CARLOS E	4/6/2000	00142960000318	0014296	0000318
BIGHAM BRYAN LEE	6/14/1996	00124060001507	0012406	0001507
CHOICE HOMES-TEXAS INC	3/21/1996	00123030001212	0012303	0001212
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	\$290,943	\$45,000	\$335,943	\$335,943
2024	\$290,943	\$45,000	\$335,943	\$325,619
2023	\$311,194	\$45,000	\$356,194	\$296,017
2022	\$251,686	\$35,000	\$286,686	\$269,106
2021	\$209,642	\$35,000	\$244,642	\$244,642
2020	\$189,997	\$35,000	\$224,997	\$224,997

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.