



Address: [866 W LYNN CREEK DR](#)
City: ARLINGTON
Georeference: 10895-12-2R
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6377462961
Longitude: -97.1226797493
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 12
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: 1996

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$365,145

Protest Deadline Date: 5/24/2024

Site Number: 06719465

Site Name: EDEN ROAD ESTATES-12-2R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,868

Percent Complete: 100%

Land Sqft^{*}: 7,231

Land Acres^{*}: 0.1660

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:

COATS GREGORY L
COATS DENEEN F

Primary Owner Address:

866 W LYNN CREEK DR
ARLINGTON, TX 76001

Deed Date: 3/3/2020

Deed Volume:

Deed Page:

Instrument: [D220051482](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARK BRYAN;CLARK KATIE	10/10/2016	D216242337		
RAPHELT BRADFORD;RAPHELT JENALIE	6/18/2008	D208237679	0000000	0000000
CAMERON KAREN;CAMERON STEVEN A	5/10/1996	00123680001138	0012368	0001138
CHOICE HOMES-TEXAS INC	12/28/1995	00122140001184	0012214	0001184
EDEN ROAD ESTATES JV	1/1/1994	000000000000000	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	\$285,000	\$45,000	\$330,000	\$330,000
2024	\$320,145	\$45,000	\$365,145	\$331,949
2023	\$323,708	\$45,000	\$368,708	\$301,772
2022	\$239,338	\$35,000	\$274,338	\$274,338
2021	\$234,135	\$35,000	\$269,135	\$269,135
2020	\$199,186	\$35,000	\$234,186	\$234,186

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.