



Address: [872 W LYNN CREEK DR](#)
City: ARLINGTON
Georeference: 10895-12-4R
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6377479981
Longitude: -97.1231516437
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 4R

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

Notice Sent Date: 4/15/2025

Notice Value: \$330,920

Protest Deadline Date: 5/24/2024

Site Number: 06719481

Site Name: EDEN ROAD ESTATES-12-4R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,696

Percent Complete: 100%

Land Sqft^{*}: 7,188

Land Acres^{*}: 0.1650

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:

CASEY ANGELA

Primary Owner Address:

872 W LYNN CREEK DR
ARLINGTON, TX 76001

Deed Date: 7/28/2017

Deed Volume:

Deed Page:

Instrument: [D217172591](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| RAMIREZ LYDIA D | 8/2/2013 | D214052940 | 0000000 | 0000000 |
| TRINH BINH;TRINH THI VO | 9/28/2000 | 00145520000148 | 0014552 | 0000148 |
| SHADE BRENDA K;SHADE ROBERT L | 1/12/1996 | 00122580001548 | 0012258 | 0001548 |
| CHOICE HOMES INC | 10/5/1995 | 00121280000366 | 0012128 | 0000366 |
| 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 | \$285,920 | \$45,000 | \$330,920 | \$330,920 |
| 2024 | \$285,920 | \$45,000 | \$330,920 | \$318,287 |
| 2023 | \$245,000 | \$45,000 | \$290,000 | \$289,352 |
| 2022 | \$228,047 | \$35,000 | \$263,047 | \$263,047 |
| 2021 | \$195,000 | \$35,000 | \$230,000 | \$230,000 |
| 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

- 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.