



**Address:** [873 CARRIAGE CREEK DR](#)  
**City:** ARLINGTON  
**Georeference:** 10895-12-7R  
**Subdivision:** EDEN ROAD ESTATES  
**Neighborhood Code:** 1M020A

**Latitude:** 32.6374346987  
**Longitude:** -97.1232056605  
**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 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:** CHANDLER CROUCH (11730)

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

**Site Number:** 06719538

**Site Name:** EDEN ROAD ESTATES-12-7R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,808

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,408

**Land Acres<sup>\*</sup>:** 0.1930

**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:**

PEREZ MARK S

RODRIGUEZ NEGRON ARLEEN V

**Primary Owner Address:**

873 CARRIAGE CREEK DR  
ARLINGTON, TX 76001

**Deed Date:** 12/7/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220321731](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENHAM DEIDRA; LUCKE GEOFFREY L	4/12/2007	<a href="#">D207134116</a>	0000000	0000000
GUINN MELISSA; GUINN RICHARD M	5/31/1995	00119810001991	0011981	0001991
LEGACY HOMES LTD	3/3/1995	00119010000709	0011901	0000709
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	\$263,750	\$45,000	\$308,750	\$308,750
2024	\$263,750	\$45,000	\$308,750	\$308,750
2023	\$282,279	\$45,000	\$327,279	\$284,022
2022	\$223,202	\$35,000	\$258,202	\$258,202
2021	\$208,000	\$35,000	\$243,000	\$243,000
2020	\$194,173	\$35,000	\$229,173	\$229,173

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.