



**Address:** [869 CARRIAGE CREEK DR](#)  
**City:** ARLINGTON  
**Georeference:** 10895-12-9R  
**Subdivision:** EDEN ROAD ESTATES  
**Neighborhood Code:** 1M020A

**Latitude:** 32.6374703547  
**Longitude:** -97.1227596592  
**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 9R

**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:** OOWNWELL INC (12140)

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

**Site Number:** 06719554

**Site Name:** EDEN ROAD ESTATES-12-9R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,757

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,932

**Land Acres<sup>\*</sup>:** 0.2280

**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:**

ADHAMI RAID

OBEID SAHAR

**Primary Owner Address:**

2907 ARENOSO  
GRAND PRAIRIE, TX 75054

**Deed Date:** 4/17/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215078644](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN KHUONG M	8/25/2009	<a href="#">D209232461</a>	0000000	0000000
FANNIE MAE	6/2/2009	<a href="#">D209153131</a>	0000000	0000000
WOODS JENNIFER;WOODS TRAMPAS	5/8/2007	<a href="#">D207163051</a>	0000000	0000000
GIEHL PHILIP E;GIEHL SUSAN K	10/26/1999	00140870000452	0014087	0000452
LEDOUX EDDIE T;LEDOUX REBECCA D	4/20/1995	00119530000135	0011953	0000135
LOGACY HOMES LTD	1/17/1995	00118580001269	0011858	0001269
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	\$301,066	\$45,000	\$346,066	\$346,066
2024	\$301,066	\$45,000	\$346,066	\$346,066
2023	\$255,000	\$45,000	\$300,000	\$300,000
2022	\$226,611	\$35,000	\$261,611	\$261,611
2021	\$197,897	\$35,000	\$232,897	\$232,897
2020	\$176,000	\$35,000	\$211,000	\$211,000

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.