



Address: [2004 BRUSHFIRE CT](#)
City: ARLINGTON
Georeference: 13572-9-7
Subdivision: FANNIN FARM ADDITION
Neighborhood Code: 1M100F

Latitude: 32.641575828
Longitude: -97.1397662413
TAD Map: 2108-352
MAPSCO: TAR-110F



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: FANNIN FARM ADDITION Block
9 Lot 7

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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 06846424

Site Name: FANNIN FARM ADDITION-9-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,934

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

RYAN MATTHEW

RYAN LILLIAN

Primary Owner Address:

2004 BRUSHFIRE CT
ARLINGTON, TX 76001

Deed Date: 11/4/2021

Deed Volume:

Deed Page:

Instrument: [D221325007](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEE DAVID J;LEE JODEEN B	11/17/1997	00129880000106	0012988	0000106
MOTLEY AMBER RAMSEY;MOTLEY CHRIS	11/29/1995	00121820000581	0012182	0000581
D R HORTON TEXAS LTD	6/19/1995	00120300000129	0012030	0000129
RUSH CREEK FARM LTD	1/1/1995	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	\$235,666	\$65,000	\$300,666	\$300,666
2024	\$286,327	\$65,000	\$351,327	\$351,327
2023	\$290,192	\$65,000	\$355,192	\$355,192
2022	\$304,772	\$55,000	\$359,772	\$359,772
2021	\$245,000	\$55,000	\$300,000	\$297,000
2020	\$215,000	\$55,000	\$270,000	\$270,000

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

- 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.