



**Address:** [1012 BROOK CANYON DR](#)  
**City:** ARLINGTON  
**Georeference:** 3825-6R-7  
**Subdivision:** BROOKMEADOW ADDITION  
**Neighborhood Code:** 1S020T

**Latitude:** 32.6453975447  
**Longitude:** -97.0922446349  
**TAD Map:** 2120-356  
**MAPSCO:** TAR-111C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BROOKMEADOW ADDITION  
Block 6R Lot 7

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$279,544

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

**Site Number:** 06950809

**Site Name:** BROOKMEADOW ADDITION-6R-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,654

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,230

**Land Acres<sup>\*</sup>:** 0.1659

**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:**

CEDAR BROOK PROPERTIES FUNDING 3 LLC

**Primary Owner Address:**

4425 PONCE DE LEON BLVD 2ND FLOOR  
CORAL GABLES, FL 33146

**Deed Date:** 2/13/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225027068](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CEDAR BROOK PROPERTIES FUNDING 2 LLC	12/30/2024	<a href="#">D224233098</a>		
RESENDEZ ANTONIO L;RESENDEZ MARGARET	12/31/2008	<a href="#">D209006298</a>	0000000	0000000
RESENDEZ ANTOINIO L	2/24/1999	00136950000064	0013695	0000064
CHOICE HOMES TEXAS INC	11/30/1998	00135390000353	0013539	0000353
RIDGLEA DEV ASSO LP	1/1/1996	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	\$214,474	\$65,070	\$279,544	\$279,544
2024	\$214,474	\$65,070	\$279,544	\$279,544
2023	\$262,708	\$40,000	\$302,708	\$256,588
2022	\$220,881	\$40,000	\$260,881	\$233,262
2021	\$183,836	\$40,000	\$223,836	\$212,056
2020	\$157,738	\$40,000	\$197,738	\$192,778

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.