



**Address:** [821 BIRKHILL TR](#)  
**City:** ARLINGTON  
**Georeference:** 10884-1-3  
**Subdivision:** EDEN GARDENS ADDITION  
**Neighborhood Code:** 1M020C

**Latitude:** 32.633682138  
**Longitude:** -97.121189513  
**TAD Map:** 2114-348  
**MAPSCO:** TAR-110M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDEN GARDENS ADDITION  
Block 1 Lot 3

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06971369

**Site Name:** EDEN GARDENS ADDITION-1-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,575

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,011

**Land Acres<sup>\*</sup>:** 0.1379

**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:**

LOYO HUGO

**Primary Owner Address:**

821 BIRKHILL TR  
ARLINGTON, TX 76001

**Deed Date:** 6/23/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215139479](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHACKELFORD JILL;SHACKELFORD WILLIAM	8/23/2007	<a href="#">D207311430</a>	0000000	0000000
HARKRIDER HOLLY H;HARKRIDER LEE M	11/15/2002	00161930000255	0016193	0000255
CHRISTOPHERSON MICHEL;CHRISTOPHERSON STEVE	9/16/1997	00129170000448	0012917	0000448
CHOICE HOMES-TEXAS INC	6/19/1997	00128080000094	0012808	0000094
M R DEVELOPMENT CORP	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	\$225,099	\$45,000	\$270,099	\$270,099
2024	\$225,099	\$45,000	\$270,099	\$270,099
2023	\$250,128	\$45,000	\$295,128	\$295,128
2022	\$196,876	\$35,000	\$231,876	\$231,876
2021	\$170,464	\$35,000	\$205,464	\$205,464
2020	\$150,259	\$35,000	\$185,259	\$185,259

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.