



Address: [826 BIRKHILL TR](#)
City: ARLINGTON
Georeference: 10884-2-1
Subdivision: EDEN GARDENS ADDITION
Neighborhood Code: 1M020C

Latitude: 32.6332572183
Longitude: -97.1217583852
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 2 Lot 1

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: PROPERTY TAX PROTEST (00795)

Protest Deadline Date: 5/24/2024

Site Number: 06971474

Site Name: EDEN GARDENS ADDITION-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,780

Percent Complete: 100%

Land Sqft^{*}: 8,232

Land Acres^{*}: 0.1889

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SOLIS CLARIBEL

Primary Owner Address:

826 BIRKHILL TR
ARLINGTON, TX 76001

Deed Date: 2/8/2022

Deed Volume:

Deed Page:

Instrument: [D222039854](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOME LIGHT REAL ESTATE II LLC	1/19/2022	D222017415		
BEST CASH BUYER LLC	10/25/2021	D221311683		
HOWARD RONALD D	9/25/2008	D208374905	0000000	0000000
CHEVREFILS RAYMOND	7/9/1997	00128410000171	0012841	0000171
CHOICE HOMES-TEXAS INC	4/10/1997	00127320000613	0012732	0000613
M R DEVELOPMENT CORP	1/1/1996	000000000000000	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	\$288,012	\$45,000	\$333,012	\$333,012
2024	\$288,012	\$45,000	\$333,012	\$333,012
2023	\$293,000	\$45,000	\$338,000	\$338,000
2022	\$237,766	\$35,000	\$272,766	\$223,850
2021	\$195,005	\$35,000	\$230,005	\$203,500
2020	\$150,000	\$35,000	\$185,000	\$185,000

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.