



**Address:** [802 BIRKHILL TR](#)  
**City:** ARLINGTON  
**Georeference:** 10884-2-12  
**Subdivision:** EDEN GARDENS ADDITION  
**Neighborhood Code:** 1M020C

**Latitude:** 32.633253176  
**Longitude:** -97.119906143  
**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 12

**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:** 06971598

**Site Name:** EDEN GARDENS ADDITION-2-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,330

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,052

**Land Acres<sup>\*</sup>:** 0.1159

**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:**

ABBAS JOUMANA

**Primary Owner Address:**

802 BIRKHILL TR  
ARLINGTON, TX 76001

**Deed Date:** 2/8/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216028133](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHALED FATHIA	4/16/2013	<a href="#">D213096964</a>	0000000	0000000
SECRETARY OF HUD	12/17/2012	<a href="#">D213040997</a>	0000000	0000000
CITIMORTGAGE INC	12/9/2012	<a href="#">D212301426</a>	0000000	0000000
OSAJI LAVORIS M	10/31/2000	00145980000164	0014598	0000164
AMERICAN KISMAT CORP	5/14/1997	00127760000308	0012776	0000308
CHOICE HOMES-TEXAS INC	12/26/1996	00126220000953	0012622	0000953
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	\$204,839	\$45,000	\$249,839	\$249,839
2024	\$204,839	\$45,000	\$249,839	\$249,839
2023	\$227,430	\$45,000	\$272,430	\$229,401
2022	\$179,393	\$35,000	\$214,393	\$208,546
2021	\$155,573	\$35,000	\$190,573	\$189,587
2020	\$137,352	\$35,000	\$172,352	\$172,352

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.