



**Address:** [803 MANCUSO DR](#)  
**City:** ARLINGTON  
**Georeference:** 10884-2-15  
**Subdivision:** EDEN GARDENS ADDITION  
**Neighborhood Code:** 1M020C

**Latitude:** 32.632980858  
**Longitude:** -97.1199063478  
**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 15

**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

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

**Notice Value:** \$249,839

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

**Site Number:** 06971636

**Site Name:** EDEN GARDENS ADDITION-2-15

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**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:**

TOULOUSE CHARLOTTE

**Primary Owner Address:**

803 MANCUSO DR  
ARLINGTON, TX 76001-6205

**Deed Date:** 4/27/2006

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D206141094](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUAIL TERESA M	6/21/2000	00144020000148	0014402	0000148
BUMSTED AMY R	8/15/1997	00128810000176	0012881	0000176
CHOICE HOMES-TEXAS INC	5/8/1997	00127630000014	0012763	0000014
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	\$226,936
2024	\$204,839	\$45,000	\$249,839	\$206,305
2023	\$227,430	\$45,000	\$272,430	\$187,550
2022	\$179,393	\$35,000	\$214,393	\$170,500
2021	\$120,000	\$35,000	\$155,000	\$155,000
2020	\$120,000	\$35,000	\$155,000	\$155,000

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.