



**Address:** [817 MANCUSO DR](#)  
**City:** ARLINGTON  
**Georeference:** 10884-2-21  
**Subdivision:** EDEN GARDENS ADDITION  
**Neighborhood Code:** 1M020C

**Latitude:** 32.6329755652  
**Longitude:** -97.1208954448  
**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 21

**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:** RYAN LLC (00320R)

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

**Site Number:** 06971695

**Site Name:** EDEN GARDENS ADDITION-2-21

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

**Parcels:** 1

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

**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:**

AMH 2014-2 BORROWER LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 9/19/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214209729](#)

| Previous Owners                            | Date      | Instrument                 | Deed Volume | Deed Page |
|--|-----------|----------------------------|-------------|-----------|
| AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC | 2/4/2014  | <a href="#">D214026622</a> | 0000000     | 0000000   |
| BEARDEN BETTY J;BEARDEN JOE E              | 8/27/1997 | 00128950000154             | 0012895     | 0000154   |
| CHOICE HOMES-TEXAS INC                     | 5/29/1997 | 00127830000549             | 0012783     | 0000549   |
| 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 | \$155,259          | \$45,000    | \$200,259    | \$200,259                    |
| 2024 | \$198,089          | \$45,000    | \$243,089    | \$243,089                    |
| 2023 | \$247,748          | \$45,000    | \$292,748    | \$292,748                    |
| 2022 | \$194,778          | \$35,000    | \$229,778    | \$229,778                    |
| 2021 | \$144,112          | \$35,000    | \$179,112    | \$179,112                    |
| 2020 | \$144,112          | \$35,000    | \$179,112    | \$179,112                    |

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.