



Address: [825 MANCUSO DR](#)
City: ARLINGTON
Georeference: 10884-2-25
Subdivision: EDEN GARDENS ADDITION
Neighborhood Code: 1M020C

Latitude: 32.632974567
Longitude: -97.121567444
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 25

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: 06971733
Site Name: EDEN GARDENS ADDITION-2-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,330
Percent Complete: 100%
Land Sqft^{*}: 5,227
Land Acres^{*}: 0.1199
Pool: N

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

OWNER INFORMATION

Current Owner:
PUGH MARILYN A
Primary Owner Address:
825 MANCUSO DR
ARLINGTON, TX 76001-6205

Deed Date: 6/14/1997
Deed Volume: 0012848
Deed Page: 0000586
Instrument: 00128480000586

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES-TEXAS INC	4/17/1997	00127390000568	0012739	0000568
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 ⁺
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.