



**Address:** [827 MANCUSO DR](#)  
**City:** ARLINGTON  
**Georeference:** 10884-2-26  
**Subdivision:** EDEN GARDENS ADDITION  
**Neighborhood Code:** 1M020C

**Latitude:** 32.6329779522  
**Longitude:** -97.121774965  
**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 26

**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:** \$270,099

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

**Site Number:** 06971741

**Site Name:** EDEN GARDENS ADDITION-2-26

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,318

**Land Acres<sup>\*</sup>:** 0.1679

**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:**

JACKSON MARGARET

**Primary Owner Address:**

827 MANCUSO DR  
ARLINGTON, TX 76001-6205

**Deed Date:** 10/5/2007

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D207363872](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORPORATION	9/11/2007	<a href="#">D207363871</a>	0000000	0000000
CHANG TONY S	2/13/2004	<a href="#">D204051400</a>	0000000	0000000
ELROD NICOLE;ELROD PHILLIP	6/12/1997	00128260000143	0012826	0000143
CHOICE HOMES-TEXAS INC	4/3/1997	00127250000396	0012725	0000396
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	\$225,099	\$45,000	\$270,099	\$256,218
2024	\$225,099	\$45,000	\$270,099	\$232,925
2023	\$250,128	\$45,000	\$295,128	\$211,750
2022	\$196,876	\$35,000	\$231,876	\$192,500
2021	\$140,000	\$35,000	\$175,000	\$175,000
2020	\$140,000	\$35,000	\$175,000	\$175,000

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.