



**Address:** [302 BERYL CT](#)  
**City:** ARLINGTON  
**Georeference:** 20782P-13-26  
**Subdivision:** HUNTER TRAIL ADDITION  
**Neighborhood Code:** 1S020A

**Latitude:** 32.6357923056  
**Longitude:** -97.1090017402  
**TAD Map:** 2120-352  
**MAPSCO:** TAR-111E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** HUNTER TRAIL ADDITION  
Block 13 Lot 26

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$409,076

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

**Site Number:** 07044682

**Site Name:** HUNTER TRAIL ADDITION-13-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,762

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,755

**Land Acres<sup>\*</sup>:** 0.2009

**Pool:** Y

<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:**

BROWN ALVIN CURTIS

**Primary Owner Address:**

302 BERYL CT  
ARLINGTON, TX 76002-5470

**Deed Date:** 3/27/1998

**Deed Volume:** 0013152

**Deed Page:** 0000001

**Instrument:** 00131520000001

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAUFMAN & BROAD OF TEXAS LTD	9/9/1997	00129040000212	0012904	0000212
HUNTER TRAIL JV	1/1/1997	000000000000000	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	\$330,281	\$78,795	\$409,076	\$409,076
2024	\$330,281	\$78,795	\$409,076	\$377,142
2023	\$344,302	\$55,000	\$399,302	\$342,856
2022	\$259,850	\$55,000	\$314,850	\$311,687
2021	\$252,874	\$55,000	\$307,874	\$283,352
2020	\$221,056	\$55,000	\$276,056	\$257,593

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.