



**Address:** [8010 PEREGRINE TR](#)  
**City:** ARLINGTON  
**Georeference:** 31339-2-21  
**Subdivision:** OWL CREEK ESTATES ADDITION  
**Neighborhood Code:** 1M020J

**Latitude:** 32.6162544727  
**Longitude:** -97.1192587779  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-110V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OWL CREEK ESTATES  
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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$285,929

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

**Site Number:** 07178646

**Site Name:** OWL CREEK ESTATES ADDITION-2-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,496

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,230

**Land Acres<sup>\*</sup>:** 0.1659

**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:**

BROWN JASON J

**Primary Owner Address:**

8010 PEREGRINE TRL  
ARLINGTON, TX 76001

**Deed Date:** 4/24/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212101526](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOLBERT CAROLYN M	2/11/2009	<a href="#">D209040414</a>	0000000	0000000
MANSELL DYLAN J	9/23/2004	<a href="#">D204309335</a>	0000000	0000000
WILLINGHAM JOHN D;WILLINGHAM KRISTI	10/1/1999	00140600000308	0014060	0000308
CLASSIC C HOMES INC	6/24/1999	00138930000470	0013893	0000470
OWL C LTD	1/1/1998	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	\$235,929	\$50,000	\$285,929	\$285,929
2024	\$235,929	\$50,000	\$285,929	\$266,396
2023	\$206,002	\$50,000	\$256,002	\$242,178
2022	\$186,704	\$40,000	\$226,704	\$220,162
2021	\$160,147	\$40,000	\$200,147	\$200,147
2020	\$145,940	\$40,000	\$185,940	\$183,658

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.