



**Address:** [2307 SOUTH BRANCH DR](#)  
**City:** ARLINGTON  
**Georeference:** 11035-1-13  
**Subdivision:** EDGEWOOD WEST ADDITION  
**Neighborhood Code:** 1M100B

**Latitude:** 32.64765746  
**Longitude:** -97.1444687683  
**TAD Map:** 2108-356  
**MAPSCO:** TAR-110A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EDGEWOOD WEST ADDITION  
Block 1 Lot 13

**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:** OWNWELL INC (12140)

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

**Site Number:** 07320000

**Site Name:** EDGEWOOD WEST ADDITION-1-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,830

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,761

**Land Acres<sup>\*</sup>:** 0.2700

**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:**

DENNIS RICHARD WAYNE

**Primary Owner Address:**

2307 S BRANCH ST  
ARLINGTON, TX 76001

**Deed Date:** 9/24/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221286346](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DENNIS RICHARD W	10/29/2008	<a href="#">D208416450</a>	0000000	0000000
DENNIS RICHARD W;DENNIS VICKI J	4/18/2000	00143070000044	0014307	0000044
CLASSIC CENTURY HOMES INC	8/2/1999	00139470000192	0013947	0000192
POLY-WEBB	1/1/1999	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	\$325,121	\$60,000	\$385,121	\$385,121
2024	\$371,336	\$60,000	\$431,336	\$431,336
2023	\$390,808	\$60,000	\$450,808	\$399,038
2022	\$330,049	\$50,000	\$380,049	\$362,762
2021	\$287,529	\$50,000	\$337,529	\$329,784
2020	\$249,804	\$50,000	\$299,804	\$299,804

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.