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**Address:** [318 FORT EDWARD DR](#)  
**City:** ARLINGTON  
**Georeference:** 7174-11-19  
**Subdivision:** CHERRY CREEK ESTATES ADDITION  
**Neighborhood Code:** 1M070I

**Latitude:** 32.6104079677  
**Longitude:** -97.1125444295  
**TAD Map:** 2114-340  
**MAPSCO:** TAR-111S



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

## PROPERTY DATA

**Legal Description:** CHERRY CREEK ESTATES  
ADDITION Block 11 Lot 19

**Jurisdictions:**

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07625197

**Site Name:** CHERRY CREEK ESTATES ADDITION-11-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,368

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,232

**Land Acres<sup>\*</sup>:** 0.1889

**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:**

CHAPA ANGEL ALBERTO  
FLORES NARANJO ADAN  
NARANJO MARIA ANGELICA

**Primary Owner Address:**

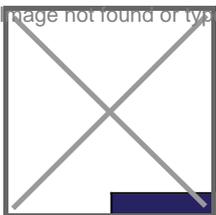
318 FORT EDWARD DR  
ARLINGTON, TX 76002

**Deed Date:** 8/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222205731](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARR BRANDI	8/7/2020	<a href="#">D220196113</a>		
TYREE KELLEY;TYREE TIMOTHY JR	8/31/2011	<a href="#">D211239378</a>	0000000	0000000
TYREE TIMOTHY A JR	3/12/2003	00164970000266	0016497	0000266
GEHAN HOMES LTD	1/1/2000	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	\$298,261	\$60,000	\$358,261	\$358,261
2024	\$298,261	\$60,000	\$358,261	\$358,261
2023	\$292,969	\$60,000	\$352,969	\$352,969
2022	\$253,812	\$50,000	\$303,812	\$303,812
2021	\$200,682	\$50,000	\$250,682	\$250,682
2020	\$201,634	\$50,000	\$251,634	\$251,634

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

There are no exemptions for this property

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.