



Address: [803 EDGEMONT DR](#)
City: ARLINGTON
Georeference: 25135-9-17
Subdivision: MATLOCK MANOR ADDITION
Neighborhood Code: 1M030A

Latitude: 32.6659713736
Longitude: -97.1169717356
TAD Map: 2114-360
MAPSCO: TAR-096V



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

PROPERTY DATA

Legal Description: MATLOCK MANOR ADDITION
Block 9 Lot 17

Jurisdictions:

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

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01649000

Site Name: MATLOCK MANOR ADDITION-9-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,146

Percent Complete: 100%

Land Sqft*: 7,680

Land Acres*: 0.1763

Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:
RUBIO MARGARITO R
Primary Owner Address:
803 EDGEMONT DR
ARLINGTON, TX 76017-6011

Deed Date: 9/27/2002
Deed Volume: 0016038
Deed Page: 0000172
Instrument: 00160380000172

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMMONS DONNA R;SIMMONS MICHAEL	7/14/1986	00086110001275	0008611	0001275
SIMMONS DONNA;SIMMONS MICHAEL D	6/11/1986	00085770000321	0008577	0000321
EVERLY ROBERT E	12/31/1900	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$178,545	\$40,000	\$218,545	\$173,004
2023	\$183,319	\$40,000	\$223,319	\$157,276
2022	\$150,877	\$30,000	\$180,877	\$142,978
2021	\$137,764	\$30,000	\$167,764	\$129,980
2020	\$125,529	\$30,000	\$155,529	\$118,164

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.