



Address: [827 EDGEMONT DR](#)
City: ARLINGTON
Georeference: 25135-9-28
Subdivision: MATLOCK MANOR ADDITION
Neighborhood Code: 1M030A

Latitude: 32.6659001126
Longitude: -97.1192348972
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 28

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: 01649124

Site Name: MATLOCK MANOR ADDITION-9-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,456

Percent Complete: 100%

Land Sqft*: 7,320

Land Acres*: 0.1680

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:
BALDERRAMA NOEL
Primary Owner Address:
827 EDMONT DR
ARLINGTON, TX 76017

Deed Date: 12/21/2020
Deed Volume:
Deed Page:
Instrument: [D221012335](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IBRAHIM L;IBRAHIM SUMAINA SANU	8/18/1990	00100140000056	0010014	0000056
SECRETARY OF HUD	8/2/1989	00097280001907	0009728	0001907
ALMENDARIZ ELISA;ALMENDARIZ THOMAS	5/19/1988	00092780001028	0009278	0001028
LEDONNE ANTHONY;LEDONNE DAVID E	9/9/1985	00082650000943	0008265	0000943
COFFEY ANNA ELLEN	12/31/1900	00071610001549	0007161	0001549

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	\$198,115	\$40,000	\$238,115	\$236,881
2023	\$203,587	\$40,000	\$243,587	\$215,346
2022	\$165,769	\$30,000	\$195,769	\$195,769
2021	\$150,435	\$30,000	\$180,435	\$180,435
2020	\$136,122	\$30,000	\$166,122	\$166,122

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.