



Address: [2214 SOUTH BRANCH DR](#)
City: ARLINGTON
Georeference: 10975-3-3
Subdivision: EDGEWOOD ADDITION-ARLINGTON
Neighborhood Code: 1M100C

Latitude: 32.6471793067
Longitude: -97.143226916
TAD Map: 2108-356
MAPSCO: TAR-110A



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

PROPERTY DATA

Legal Description: EDGEWOOD ADDITION-ARLINGTON Block 3 Lot 3

Jurisdictions:

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

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06224962

Site Name: EDGEWOOD ADDITION-ARLINGTON-3-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,911

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1652

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:

TRISTAN ANDREW FRANCIS
EGGERS KRISTINA

Primary Owner Address:

2214 SOUTH BRANCH DR
ARLINGTON, TX 76001

Deed Date: 12/13/2024

Deed Volume:

Deed Page:

Instrument: [D224223844](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBINSON CONNIE	4/17/2015	D215080076		
COLLIER EULA MAE EST	10/18/2004	D204344032	0000000	0000000
MERLO BERTHA D;MERLO FRANK N	12/15/1988	00094630002362	0009463	0002362
WEEKLEY HOMES INC	10/20/1987	00091070001324	0009107	0001324
PHILLIPS DAN L	1/1/1987	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	\$236,660	\$60,000	\$296,660	\$296,660
2023	\$274,777	\$60,000	\$334,777	\$294,006
2022	\$257,444	\$60,000	\$317,444	\$267,278
2021	\$206,689	\$60,000	\$266,689	\$242,980
2020	\$160,891	\$60,000	\$220,891	\$220,891

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.