

Tarrant Appraisal District Property Information | PDF Account Number: 06224962

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:

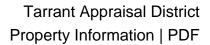
CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

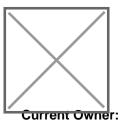
State Code: A Year Built: 1987 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06224962 Site Name: EDGEWOOD ADDITION-ARLINGTON-3-3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,911 Percent Complete: 100% Land Sqft*: 7,200 Land 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





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 CONNYE	4/17/2015	D215080076		
COLLIER EULA MAE EST	10/18/2004	D204344032	000000	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	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

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.