



**Address:** [324 FORT EDWARD DR](#)  
**City:** ARLINGTON  
**Georeference:** 7174-11-15  
**Subdivision:** CHERRY CREEK ESTATES ADDITION  
**Neighborhood Code:** 1M070I

**Latitude:** 32.610657562  
**Longitude:** -97.1120235281  
**TAD Map:** 2114-340  
**MAPSCO:** TAR-111S



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

## PROPERTY DATA

**Legal Description:** CHERRY CREEK ESTATES  
ADDITION Block 11 Lot 15

**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:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07849664

**Site Name:** CHERRY CREEK ESTATES ADDITION-11-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,259

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1649

**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:**

SAYMEN MARK  
SAYMEN LINA

**Primary Owner Address:**

324 FORT EDWARD DR  
ARLINGTON, TX 76002

**Deed Date:** 2/9/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223024393](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JENKINS VIOLET	7/20/2006	<a href="#">D206228334</a>	0000000	0000000
NGUYEN NHI T;NGUYEN THUC QUOC	12/11/2002	00162340000146	0016234	0000146
GEHAN HOMES LTD	1/1/2001	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	\$0	\$0	\$0	\$0
2024	\$261,470	\$60,000	\$321,470	\$321,470
2023	\$289,202	\$60,000	\$349,202	\$300,431
2022	\$250,629	\$50,000	\$300,629	\$273,119
2021	\$198,290	\$50,000	\$248,290	\$248,290
2020	\$199,231	\$50,000	\$249,231	\$249,231

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.