

# Tarrant Appraisal District Property Information | PDF Account Number: 40254348

### Address: 2018 EDGEHILL DR

City: ARLINGTON Georeference: 24769D-3-6 Subdivision: MAYFIELD VILLAGE ADDITION Neighborhood Code: 1S010A Latitude: 32.6919977598 Longitude: -97.0746748382 TAD Map: 2126-372 MAPSCO: TAR-098E





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

### **PROPERTY DATA**

#### Legal Description: MAYFIELD VILLAGE ADDITION Block 3 Lot 6

#### Jurisdictions:

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

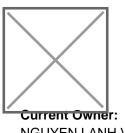
#### State Code: A

Year Built: 2004 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40254348 Site Name: MAYFIELD VILLAGE ADDITION-3-6 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,815 Percent Complete: 100% Land Sqft<sup>\*</sup>: 9,017 Land Acres<sup>\*</sup>: 0.2070 Pool: N

#### +++ Rounded.

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

### **OWNER INFORMATION**



NGUYEN LANH V NGUYEN TUYET

Primary Owner Address: 2018 EDGEHILL DR ARLINGTON, TX 76014-2676 Deed Date: 7/3/2013 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D213175119

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VU PETER T;VU TRAMMY Q HOANG	4/5/2011	D211085200	000000	0000000
DAO BACHYEN;NGUYEN VAN	10/28/2008	D208412398	000000	0000000
DEUTSCHE BANK NATIONAL TR CO	8/5/2008	D208305909	000000	0000000
MANUEL TROY	8/31/2004	D204278939	000000	0000000
GENESIS HOMES OF TEXAS LP	7/1/2004	D204230056	000000	0000000
SIERRA DEVELOPERS INC	1/1/2003	000000000000000	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	\$230,982	\$81,153	\$312,135	\$264,552
2023	\$232,084	\$20,000	\$252,084	\$240,502
2022	\$198,638	\$20,000	\$218,638	\$218,638
2021	\$199,577	\$20,000	\$219,577	\$219,577
2020	\$200,516	\$20,000	\$220,516	\$212,764

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.