Account Number: 00864463

Address: 2305 ENGLEFORD DR

City: ARLINGTON

**Georeference:** 12815-2-3

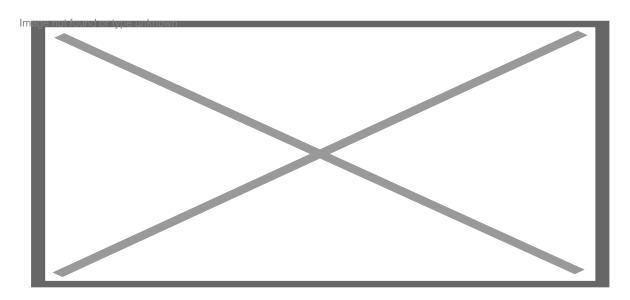
Subdivision: ENGLEWOOD ESTATE

Neighborhood Code: 1L030H

Latitude: 32.7060735989 Longitude: -97.1375912036

**TAD Map:** 2108-376 **MAPSCO:** TAR-082X





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

## PROPERTY DATA

Legal Description: ENGLEWOOD ESTATE Block 2

Lot 3 50% UNDIVIDED INTEREST

Jurisdictions: Site Number: 00864463
CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

Site Name: ENGLEWOOD ESTATE 2 3 50% UNDIVIDED INTEREST

TARRANT COUNTY HOSPITAL (22%) Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) arcels: 2

ARLINGTON ISD (901) Approximate Size\*\*\*: 1,558
State Code: A Percent Complete: 100%

Year Built: 1979 Land Sqft\*: 9,112
Personal Property Account: N/A Land Acres\*: 0.2091

Agent: None Pool: N

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

+++ Rounded.

## **OWNER INFORMATION**

03-28-2025 Page 1

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



Current Owner:

MERRILL MARI DEBORAH

**Primary Owner Address:** 

2305 ENGLEFORD DR ARLINGTON, TX 76015-1218 **Deed Date: 1/1/2017 Deed Volume: Deed Page:** 

Instrument: D209154165

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERRILL MARI DEBORAH;MERRILL W T JR	6/8/2009	D209154165	0000000	0000000
MERRIL MARGARET SUE	3/29/2003	00000000000000	0000000	0000000
MERRILL WILLIAM T EST SR	12/31/1900	00067460002207	0006746	0002207

## **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	\$103,300	\$29,056	\$132,356	\$120,256
2023	\$103,216	\$22,500	\$125,716	\$109,324
2022	\$92,631	\$22,500	\$115,131	\$99,385
2021	\$85,486	\$20,000	\$105,486	\$90,350
2020	\$70,877	\$20,000	\$90,877	\$82,136

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

03-28-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.