

# Tarrant Appraisal District Property Information | PDF Account Number: 01267167

### Address: 2412 CLINT CT

City: ARLINGTON Georeference: 18005-C-36 Subdivision: HIGH PARK VILLAGE ADDITION Neighborhood Code: 1S010Q Latitude: 32.7038948249 Longitude: -97.0693049866 TAD Map: 2132-376 MAPSCO: TAR-084W





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

### **PROPERTY DATA**

#### Legal Description: HIGH PARK VILLAGE ADDITION Block C Lot 36

#### Jurisdictions:

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

State Code: A

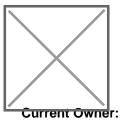
Year Built: 1980 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 01267167 Site Name: HIGH PARK VILLAGE ADDITION-C-36 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,395 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,712 Land Acres<sup>\*</sup>: 0.2000 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**





FLORES CECILIA

Primary Owner Address: 2412 CLINT CT ARLINGTON, TX 76014-1719 Deed Date: 5/8/2007 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D207207916

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEUTSCHE BANK NATIONAL TR CO	4/3/2007	D207124219	000000	0000000
WYRICK CLEASTER K;WYRICK MILTON R	2/18/2005	D205052626	000000	0000000
FUGATE DEBORAH;FUGATE STEPHEN	1/4/1985	00080490001481	0008049	0001481
SUSAN ANN SULLIVAN	12/31/1900	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	\$203,920	\$78,408	\$282,328	\$166,945
2023	\$220,899	\$40,000	\$260,899	\$151,768
2022	\$161,307	\$40,000	\$201,307	\$137,971
2021	\$131,673	\$40,000	\$171,673	\$125,428
2020	\$121,163	\$40,000	\$161,163	\$114,025

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.