



**Address:** [2717 LUCAS DR](#)  
**City:** ARLINGTON  
**Georeference:** 24405-3-6  
**Subdivision:** LUCAS PARK ADDITION  
**Neighborhood Code:** 1L030H

**Latitude:** 32.7007391572  
**Longitude:** -97.1468087735  
**TAD Map:** 2108-376  
**MAPSCO:** TAR-096A



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

## PROPERTY DATA

**Legal Description:** LUCAS PARK 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:** 1980

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01617192

**Site Name:** LUCAS PARK ADDITION-3-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,440

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,992

**Land Acres<sup>\*</sup>:** 0.1834

**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:**  
GUZMAN RICARDO A  
**Primary Owner Address:**  
6175 S JERICO WAY  
AURORA, CO 80016

**Deed Date:** 5/3/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219097129](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENNEDY KRISTIE	9/14/2009	<a href="#">D209251478</a>	0000000	0000000
PURCELL CATHERINE A	8/17/1993	00112070002251	0011207	0002251
NORCROSS MELISA;NORCROSS THOMAS	2/16/1984	00077450001491	0007745	0001491
ROBERT J KOLMER	8/1/1983	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	\$198,486	\$56,992	\$255,478	\$255,478
2023	\$198,314	\$45,000	\$243,314	\$243,314
2022	\$178,013	\$45,000	\$223,013	\$223,013
2021	\$164,311	\$40,000	\$204,311	\$204,311
2020	\$135,600	\$40,000	\$175,600	\$175,600

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.