

# Tarrant Appraisal District Property Information | PDF Account Number: 02572745

### Address: 2315 SOUTHCREST DR

City: ARLINGTON Georeference: 36770-2-7 Subdivision: RUSHMOOR ADDITION Neighborhood Code: 1L0400 Latitude: 32.7054130006 Longitude: -97.1735958915 TAD Map: 2096-376 MAPSCO: TAR-081X





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

### **PROPERTY DATA**

Legal Description: RUSHMOOR ADDITION Block 2 Lot 7

#### Jurisdictions:

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

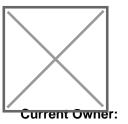
State Code: A

Year Built: 1980 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 02572745 Site Name: RUSHMOOR ADDITION-2-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,018 Percent Complete: 100% Land Sqft\*: 9,000 Land Acres\*: 0.2066 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



Tarrant Appraisal District Property Information | PDF

STEPHENS JAMES R SR STEPHENS SANDRA L

**Primary Owner Address:** 2315 SOUTHCREST DR ARLINGTON, TX 76016-6316 Deed Date: 12/10/1984 Deed Volume: 0008038 Deed Page: 0001831 Instrument: 00080380001831

| Previous Owners                   | Date       | Instrument                              | Deed Volume | Deed Page |
|-----------------------------------|------------|---|-------------|-----------|
| FLORENCE ANNETTE;FLORENCE JAMES E | 12/31/1900 | 00076340000460                          | 0007634     | 0000460   |
| STILES LARRY K                    | 12/30/1900 | 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 | \$270,774          | \$58,000    | \$328,774    | \$302,478       |
| 2023 | \$308,781          | \$45,000    | \$353,781    | \$274,980       |
| 2022 | \$250,274          | \$45,000    | \$295,274    | \$249,982       |
| 2021 | \$200,808          | \$40,000    | \$240,808    | \$227,256       |
| 2020 | \$166,596          | \$40,000    | \$206,596    | \$206,596       |

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.