



Address: [2509 SUNFLOWER DR](#)
City: ARLINGTON
Georeference: 40015-24R-30
Subdivision: SPRINGRIDGE ADDITION
Neighborhood Code: A1A020V1

Latitude: 32.7014257478
Longitude: -97.0645929028
TAD Map: 2132-376
MAPSCO: TAR-098B



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

PROPERTY DATA

Legal Description: SPRINGRIDGE ADDITION Block
24R Lot 30

Jurisdictions:

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

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 04336402

Site Name: SPRINGRIDGE ADDITION-24R-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,156

Percent Complete: 100%

Land Sqft^{*}: 3,529

Land Acres^{*}: 0.0810

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

HART KAREN

Primary Owner Address:

1623 BEAVER CREEK DR
DUNCANVILLE, TX 75137

Deed Date: 1/22/2021

Deed Volume:

Deed Page:

Instrument: [D223220353](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HART CURTIS A;HART KAREN	5/15/2008	D208203425	0000000	0000000
CRESPO LAUREN W	8/14/1991	00103590001592	0010359	0001592
SECRETARY OF HUD	4/4/1991	00102400001483	0010240	0001483
FUNDAMENTAL MTG CORP	4/2/1991	00102220001260	0010222	0001260
PIERCE IVONNE A	7/7/1986	00086030002283	0008603	0002283
SPENCER MICHAEL G;SPENCER PAULA	7/15/1983	00075570002046	0007557	0002046
FOX & JACOBS INC	12/31/1900	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$180,982	\$30,000	\$210,982	\$206,682
2023	\$142,235	\$30,000	\$172,235	\$172,235
2022	\$135,834	\$10,000	\$145,834	\$145,834
2021	\$125,490	\$10,000	\$135,490	\$85,389
2020	\$104,508	\$10,000	\$114,508	\$77,626

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.