

LOCATION

Property Information | PDF

Account Number: 04627474

Address: 2618 CLAREMONT DR

City: GRAND PRAIRIE
Georeference: 30593-L-22

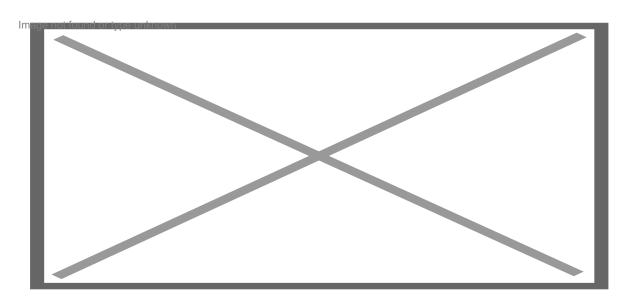
**Subdivision:** OAK HOLLOW (GRAND PRAIRIE)

Neighborhood Code: 1S040O

**Latitude:** 32.6658341482 **Longitude:** -97.0446283497

**TAD Map:** 2138-360 **MAPSCO:** TAR-098V





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

## PROPERTY DATA

Legal Description: OAK HOLLOW (GRAND

PRAIRIE) Block L Lot 22

Jurisdictions:

CITY OF GRAND PRAIRIE (038)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 1984

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

**Site Number:** 04627474

Site Name: OAK HOLLOW (GRAND PRAIRIE)-L-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,663
Percent Complete: 100%

Land Sqft\*: 7,432 Land Acres\*: 0.1706

Pool: N

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

## **OWNER INFORMATION**

04-02-2025 Page 1



Current Owner:
CONTRERAS EDGAR
Primary Owner Address:
2618 CLAREMONT DR
GRAND PRAIRIE, TX 75052

**Deed Date: 5/26/2016** 

Deed Volume: Deed Page:

**Instrument:** <u>D216115306</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAWKES PHIL	12/28/2012	D213000125	0000000	0000000
ALVIZ EUGENIO;ALVIZ FLORA	4/19/2008	D208226641	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	12/7/2007	D208013421	0000000	0000000
REMEDIZ VICENTE JR	1/19/1998	00139140000619	0013914	0000619
REMEDIZ NICHOLLE;REMEDIZ VICENTE JR	10/18/1993	00113000001435	0011300	0001435
MEAD STEVEN D	4/18/1984	00078030000810	0007803	0000810
GEMCRAFT HOMES INC	12/31/1900	00076950002298	0007695	0002298

## **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	\$217,642	\$66,888	\$284,530	\$280,268
2023	\$237,050	\$45,000	\$282,050	\$254,789
2022	\$193,129	\$45,000	\$238,129	\$231,626
2021	\$173,042	\$45,000	\$218,042	\$210,569
2020	\$148,155	\$45,000	\$193,155	\$191,426

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

04-02-2025 Page 2

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



• 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.

04-02-2025 Page 3