



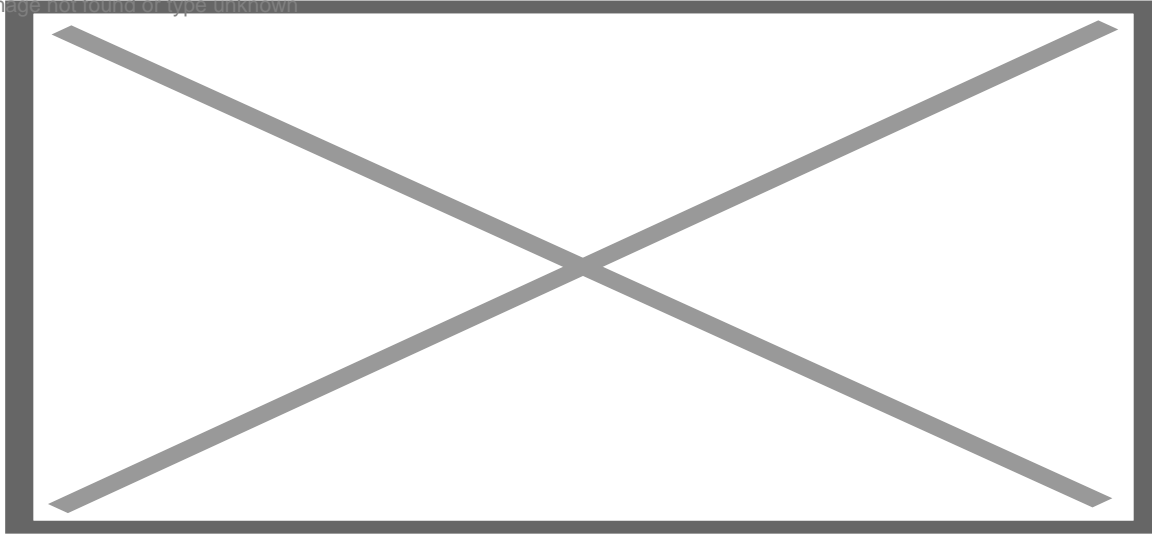
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Address: [2304 SUMMER OAKS CT](#)
City: ARLINGTON
Georeference: 42459-5-18
Subdivision: TREETOP ADDITION
Neighborhood Code: 1X120E

Latitude: 32.7729387721
Longitude: -97.1022052715
TAD Map: 2120-400
MAPSCO: TAR-069P



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

PROPERTY DATA

Legal Description: TREETOP ADDITION Block 5
Lot 18

Jurisdictions:

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

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

+++ Rounded.

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

Site Number: 04827570

Site Name: TREETOP ADDITION-5-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,371

Percent Complete: 100%

Land Sqft*: 4,954

Land Acres*: 0.1137

Pool: N

OWNER INFORMATION



Current Owner:

FRANCIS ARIEL M

Primary Owner Address:

2304 SUMMER OAKS CT
ARLINGTON, TX 76011-2406

Deed Date: 9/29/1999

Deed Volume: 0014034

Deed Page: 0000344

Instrument: 00140340000344

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATTARI ABDELAZIZ;WATTARI OMAR WATT	12/8/1992	00108770002424	0010877	0002424
WATTARI OMAR	1/21/1989	00095090001614	0009509	0001614
TEXAS COMMERCE BANK ARLINGTON	7/5/1988	00093150002200	0009315	0002200
BOB SHELTON ENTERPRISES INC	7/24/1985	00082530000891	0008253	0000891
GENESEE JOINT VENTURE II	8/3/1983	00075750001697	0007575	0001697
SUMMERS INV 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	\$165,856	\$40,000	\$205,856	\$170,759
2023	\$167,215	\$40,000	\$207,215	\$155,235
2022	\$146,944	\$40,000	\$186,944	\$141,123
2021	\$110,294	\$18,000	\$128,294	\$128,294
2020	\$111,176	\$18,000	\$129,176	\$129,176

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.