



Address: [2306 HUNTER PLACE LN](#)
City: ARLINGTON
Georeference: 20782H-1-24
Subdivision: HUNTER PLACE ESTATES
Neighborhood Code: 1X130P

Latitude: 32.7736242852
Longitude: -97.0760491929
TAD Map: 2126-400
MAPSCO: TAR-070N



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

PROPERTY DATA

Legal Description: HUNTER PLACE ESTATES
Block 1 Lot 24

Jurisdictions:

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

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/15/2025

Site Number: 06525385

Site Name: HUNTER PLACE ESTATES-1-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,721

Percent Complete: 100%

Land Sqft^{*}: 7,797

Land Acres^{*}: 0.1789

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:

FRAZIER JOHN E

Primary Owner Address:

2306 HUNTER PLACE LN
ARLINGTON, TX 76006-5766

Deed Date: 3/12/2001

Deed Volume: 0014772

Deed Page: 0000258

Instrument: 00147720000258

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATSON DALE;WATSON KAREN T	9/10/1993	00112350000022	0011235	0000022
WEEKLEY HOMES INC	9/23/1992	00108070000710	0010807	0000710
NATHAN A WATSON CO	1/1/1991	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	\$380,328	\$70,000	\$450,328	\$361,790
2023	\$330,376	\$70,000	\$400,376	\$328,900
2022	\$229,000	\$70,000	\$299,000	\$299,000
2021	\$237,000	\$70,000	\$307,000	\$307,000
2020	\$224,000	\$70,000	\$294,000	\$294,000

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.