



Address: [2416 PARK RUN DR](#)
City: ARLINGTON
Georeference: 12889H-4-14
Subdivision: ESTATES ON RUSH CREEK, THE
Neighborhood Code: 1L040L

Latitude: 32.7030980096
Longitude: -97.1712547307
TAD Map: 2096-376
MAPSCO: TAR-095B



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

PROPERTY DATA

Legal Description: ESTATES ON RUSH CREEK,
THE Block 4 Lot 14

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Site Number: 06798969

Site Name: ESTATES ON RUSH CREEK, THE-4-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,527

Percent Complete: 100%

Land Sqft^{*}: 18,382

Land Acres^{*}: 0.4220

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:

PATEL PRAKASH
PATEL ASHISH
PATEL SMITA

Deed Date: 1/9/2024

Deed Volume:

Deed Page:

Instrument: [D224008165](#)

Primary Owner Address:

2416 PARK RUN DR
ARLINGTON, TX 76016-6401

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATEL PRAKASH;PATEL SMITA	10/4/2001	00151920000449	0015192	0000449
WALLER RODNEY L	12/28/1999	00141750000231	0014175	0000231
STRICKLAND ERIC V;STRICKLAND KRISTI	4/12/1996	00123320001200	0012332	0001200
BILLVIN LAND DEV INC	1/1/1995	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	\$488,499	\$110,000	\$598,499	\$507,067
2023	\$427,368	\$110,000	\$537,368	\$460,970
2022	\$343,015	\$110,000	\$453,015	\$419,064
2021	\$300,967	\$80,000	\$380,967	\$380,967
2020	\$300,967	\$80,000	\$380,967	\$380,967

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.